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Tema broja

U POTRAZI ZA IDEALNIM BAZENOM

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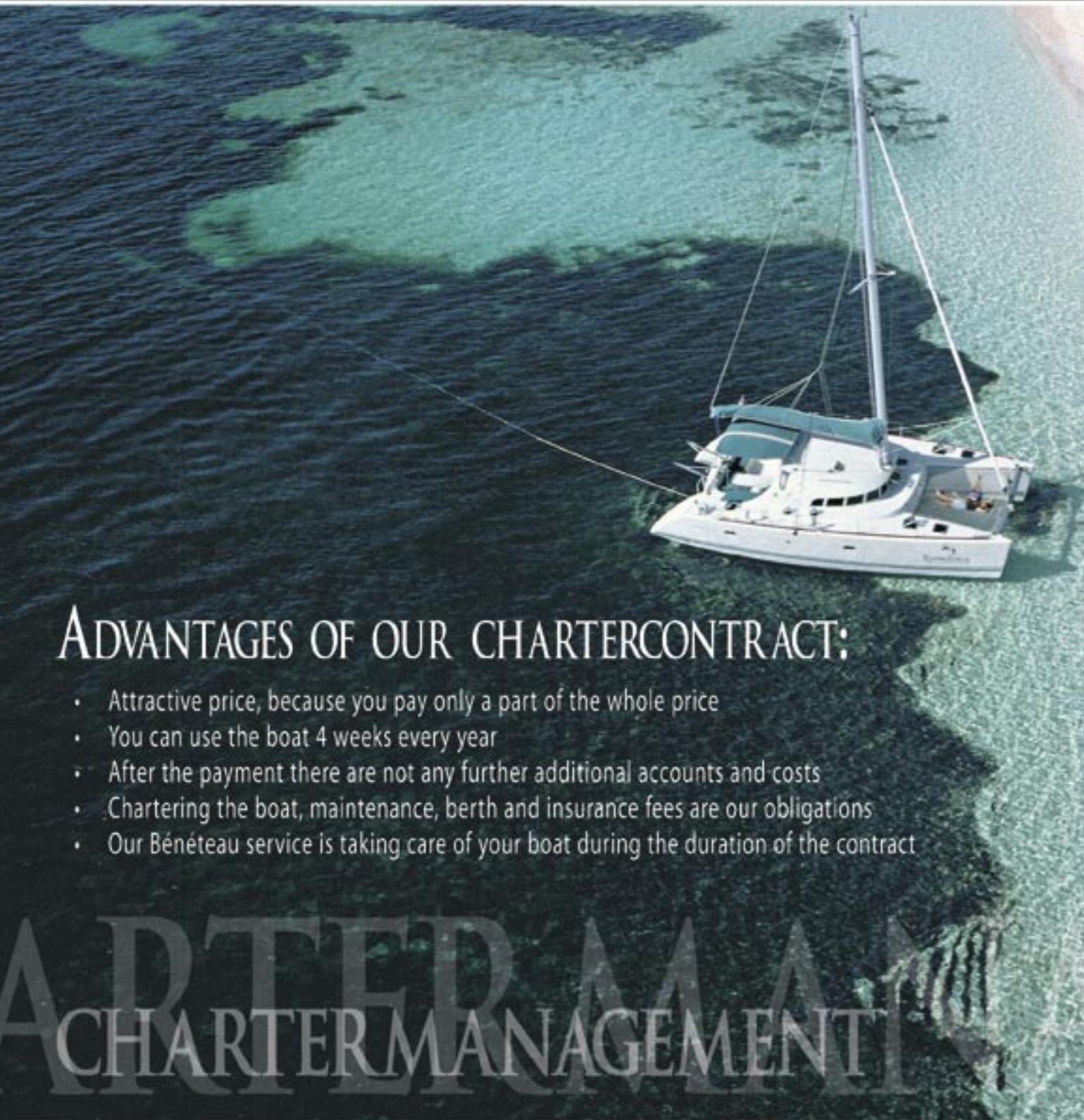
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Vodna riječ

Osnovna boja novoga broja Dal'Case je - plava. Plava kao što su plavi bazeni koje ispred svojih domova sve češće grade s(p)retniji, plava kao dubina u koju se bez straha upuštaju ronici... Plava kao nijanse mora i neba u kojima ovoga ljeta još stignete uživati.

Tko ne bi volio imati svoju vodenu oazu luksuza u danima vrućine? U temi broja odlučili smo vas uvjeriti da bazen i nije toliko nedostizan te vam dati sve potrebne informacije kako biste se što bolje snašli u šumi često kontradiktornih podataka.

Usred ljeta ekskluzivni ljetni razgovor, i to s jednim od najvećih europskih stručnjaka za pitanja urbanizma u turizmu: španjolski arhitekt i urbanist Luis Falcón Martínez de Marañón koji je dugogodišnje istraživanje posvetio upravo utjecaju turizma na okoliš uspoređuju španjolsku i hrvatsku obalu te daje upute kako bi se na vrijeme zaustavila devastacija Istre, Primorja i Dalmacije.

Svoje viđenje turizma dat će i Dragan Lazukić, predsjednik uprave "Sunčanoga Hvara", najvećeg ulagača u turistički biser Hrvatske. Zahvaljujući ORCO-u, novim suvlasnicima tvrtke "Sunčani Hvar", Hvar se "u petoj brzini" pretvara u elitno odredište.

A nakon posla – odmor. Zaroniti u hrvatskome podmorju, potom se počastiti u Voloskom, u legendarnome "Le Mandraču", jednome od najboljih hrvatskih restorana, a potom na jug, sve do Dubrovnika gdje na festivalu "Julian Rachlin&Friends" krajem kolovoza i početkom rujna gostuju najveći svjetski virtuosi komorne glazbe... Izbor je vaš. A kad već birate, u našem oglasniku ekskluzivnih nekretnina izaberite i svoju kuću snova u Hrvatskoj - investiciju koja će vas veseliti i radost koja će vam se isplatiti.

uredništvo

The basic colour of the new edition of Dal'Casa is – blue. Blue as in the blue pools that are being built by lucky people, blue as in the depth that divers go into without any fear... Blue as in the nuisances of the sea and the sky in which you still get a chance to enjoy this summer.

Who wouldn't like to have his or hers own water oasis of luxury in days of heat? In this edition's cover story we decided to convince you that a pool isn't so unattainable and give you all the information so you could manage in the best possible way in the sea of, often contradictory facts.

In the middle of summer we present you an exclusive summer interview with one of the biggest European experts on urbanism in tourism: Spanish architect and urban planner Luis Falcón Martínez de Marañón, that dedicated his age-long research to influences of tourism on the environment, compares the Spanish and the Croatian coast and gives instructions on how to stop the devastation of Istria, Primorje and Dalmatia.

A view on our tourism is also given by Dragan Lazukić, the CEO of "Sunčani Hvar" company which is the biggest investor in the tourist pearl of Croatia. Thanks to ORCO, the new co-owners of the company "Sunčani Hvar", the island of Hvar is in full speed turning into a truly elite destination.

And after work – a break. First we take a dive into the Croatian submarine world and then feast in "Le Mandrač", one of Croatia's best restaurants and after that we take you south, all the way to Dubrovnik where at the end of August and at the beginning of September some of the world's biggest chamber music virtuosos are performing on the "Julian Rachlin & Friends" festival... The choice is yours to make. And while you are choosing, take a look at our exclusive real estate offer and choose your own dream home in Croatia – an investment that will certainly cheer you up and a joy that will pay off.

Editorial

Introductory word

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Sadržaj



13 UVODNA RIJEČ / INTRODUCTORY WORD

18 TEMA BROJA / COVER STORY

*Taj plavičasti predmet želja /
That Bluish Object of Desire*

34 VIJESTI / NEWS

36 INTERVIEW - LUIS FALCÓN MARTÍNEZ
DE MARAÑÓN

*Hrvati moraju prestati prodavati zemlju /
People in Croatia Should Stop Selling Their
Land*



42 AKTUALNO / EVENTS

*Sa stanovanjem štedljivo /
The Economical Living Space*

46 INVESTICIJE / INVESTMENTS

*Projekte u Hvaru rade najveći svjetski arhitekti /
Top World Architects Designing in Hvar*

54 AVANTURA / ADVENTURE

*Zov velikog plavetnila /
Into the Big Blue*

62 GASTRO

*Le Mandrać: Istraživači iz Voloskog /
Le Mandrać: Explorers from Volosko*

Contents



70 MOTO

*Marcos TSO GT2: Najbolji auto za koji nikad
niste čuli /*

Marcos TSO GT2: The Best Car you Never Heard of

74 FINE STVARI / LUXURIES

78 DODIR UMJETNOSTI / TOUCH OF ART

*Glazbena elita stoluje u Kneževu dvoru /
Musical Elite Rules at Knežev dvor*



84 DOM SNOVA / DREAM HOME

*Soba s pogledom i karakterom /
A Room with a View and a Character*

88 INTERIJERI / INTERIORS

*Dom kao oaza svjetlosti i harmonije /
Home as an Oasis of Light and Harmony*

*Savršen spoj starog i novog /
The Perfect Combination of the Old and the
New*

98 DEKORACIJE / DECORATIONS

*Neka dom procvjeta /
Let Your Home Blossom*

104 NEKRETNINE / REAL ESTATE



Tema broja





Taj plavičasti PREDMET ŽELJA

Svatko tko namjerava svoj životni prostor oplemeniti bazenom mora znati da je bazen trošak i obveza, ali i veliki užitak zbog kojega se vrijedi potruditi. On pruža neograničenu udobnost: ako je "pri ruci", poseban je užitak osježiti se i razgibati ujutro ili bućnuti se i relaksirati nakon radnog dana. Vaš osobni fitness i wellness u kući, terapija za zdravstvene probleme, psihička relaksacija

Piše: Tanja Jakovčev

Tema Proja



Foto: Vojta-plan d.o.o.

Bazeni su sve poželjniji i sve dostupniji asesoar privatnim kućama/Pools are becoming more desirable and accessible luxury in homes

Ljeto je, paklenih 35 u hladu. Iz klimatiziranog apartmana, za čije ste tjedno iznajmljivanje štedjeli pola godine, treba izići, ući u zakuhali automobil i prevesti se skoro kilometar do pretrpane plaže. Ili dvadesetak minuta hodati po uzavrelom asfaltu pod punom "ratnom" opremom za cijelu obitelj...

Ili, jednostavno, na brzinu pronaći osvježenje i skočiti u bazen ispred nove, odlično opremljene apartmanske zgrade u kojoj ste odsjeli. Ili možda ispred svoje vlastite kuće? Iako smo skloni, ne bez razloga, naše more proglašavati najljepšim na svijetu, činjenica je da je iz godine u godinu sve teže "probiti" se do njega. Isto tako, mnogi ljudi se jednostavno ne vole kupati u moru: osjećaju se nesigurno i nekomforno. Mnoge najzanimljivije turističke destinacije ne nalaze se blizu mora, a njihovi gosti ne žele se odreći gušta kupanja. Stoga ne čudi apel velikih touroperatora koji vlasnike kvalitetnijih apartmana i hotela pozivaju da – čak i o trošku agencije – grade bazene. Zahtjevi gostiju, posebno stranaca, su eksplisitni: želimo smještaj s bazenom. A u Hrvatskoj je bazen, iako sve češća pojava, još uvijek percipiran kao nepotreban luksuz. Stručnjaci kažu – potpuno neosnovano jer su bazeni sve poželjniji i sve dostupniji asesoar ne samo turističkim kapacitetima, nego i privatnim kućama. Vlastiti bazen pruža neograničenu udobnost: ako je "pri ruci", poseban je užitak osvježiti se i razgibati ujutro ili bućnuti se i relaksirati nakon radnog dana. U slobodne dane ne morate kretati na put da biste uživali u blagodatima kupanja, a mirne večeri možete provoditi u bazenu s blagim osvjetljenjem. Vlastiti bazen je fitness i wellness u kući, terapija za mnoge zdravstvene probleme, psihička relaksacija. No, uza sve ove dobrobiti vlastitog raja ispred kuće, zrelu odluku o gradnji ili montaži bazena treba donijeti na temelju odnosa vlastitih želja i objektivnih mogućnosti – prostornih i materijalnih.

Proizvođači, distributeri ili graditelji bazena često naglašavaju kako je sama ugradnja bazena, rupe napunjene vodom, tek dio priče oko brige o tome plavičastom komadiću ekskluziviteta: dodatne je opreme više nego na automobilima više klase (a ponekad i košta više), a oprema za zadovoljenje osnovnih higijenskih potreba pri održavanju bazena također nije zanemariva cijenom i, iako većina tvrtki cijenu "osnovnog" paketa uračunava u cijenu bazena, uvijek valja pripaziti na specifikaciju. Graditi ili montirati bazen bez te opreme je, dakako, potpuno besmisленo i opasno za zdravlje. Svatko tko namjerava svoj životni prostor oplemeniti bazenom mora znati da je bazen trošak i obveza. Naravno, i veliki užitak zbog kojega se vrijedi potruditi.

Gradnja ili montaža

Pod uvjetom da imate prostor i sredstva za vaš vanjski ili unutarnji bazen, vrijeme je da razmislite kakav bazen želite. U lepezi tipova bazena početniku se nije teško izgubiti. Skuplji ili jeftiniji, montažni ili zidani, obložen PVC folijom ili pločicama, s preljevom ili "skimmerom"... Sve to na prvi pogled izgleda poprilično komplikirano, ali svaki ozbiljniji distributer uputit će kupca u sve tajne, prednosti i mane "ovog" ili "onog" tipa. Prije svega, bazen treba odabrati prema tipu gradnje, odnosno materijala: betonski, odnosno zidani bazeni i dalje su po kvaliteti, sigurnosti (posebno statičkoj), ali i po cijeni "naj". Za njihovo postavljanje treba više novca, više vremena i više dodatne opreme, a najvažnije je pronaći kvalitetne projektante i izvodače radova. Dakle, prvi savjet glasi: ne upuštajte se sami u gradnju. Iako u Zakonu o gradnji stoji da za bazen za plivanje flocrte (bruto) površine do uključivo 24 četvornih metara i dubine do uključivo 2 metra nije potrebno izdavanje građevinske dozvole, nužno je s glavnim projektom posjetiti nadležnu institu-

Vrlo je bitan pravilan odabir mesta na kojem će bazen biti izgrađen/Choosing the right position of the pool is a very important aspect



Foto: Vojta-plan d.o.o.

ciju i provjeriti je li potrebno kakvo posebno odobrenje za gradnju bazena. A kad je sve zakonski riješeno, posao može početi: vrlo je bitan pravilan odabir mesta na kojem će bazen biti izgrađen, jer su neka mjesta nepodesna zbog nagiba, zasjenjenog položaja, izloženosti udarima vjetra... Iskopi i temelji moraju se stručno izvesti i pritom budite posebno oprezni jer će vas svaka greška na betonskom bazenu skupo doći pri popravku. Dubina i oblik bazena vaša su privatna stvar, iako postoje neki oblici koji su popularniji ili lakši za održavanje. Vrlo duboki bazeni nisu ni pretjerano sigurni ni podesni za održavanje, pa je dubina od 1,30 do 2 metra najčešći izbor. Uz klasično zidanje, postoje i druge metode za gradnju betonskih bazena: neki se na pripremljenu podlogu postavljaju u gotovom obliku, već izliveni u kalupu, ali prije toga je nužno pripremiti okolni teren za sve priključke za održavanje bazena, o čemu će nešto kasnije biti više reći. Treba reći i da su bazeni izrađeni od betona slabije otporni na pomake tla i niske temperature – za razliku od drugih vrsta, njih se mora prazniti tijekom zime svugdje gdje postoji mogućnost od smrzavanja vode jer led mehanički oštećuje beton.

Betonski bazeni su još po nečemu posebni: jedino na njima možete birati završnu obradu, odnosno materijal za oblaganje uz pomoć kojega ćete ga pretvoriti u poznati modričasti užitak. Mogu se obložiti sveprisutnom PVC folijom, ali i bazenskim pločicama i staklenim mozaikom, ili obojati posebnom bojom za bazene. Bazenska boja, popularna na Sredozemlju i Bliskom Istoku, baze nu će (posebno ako oblikom nije posve pravilan) dati šarm prirodnijega, posebno nakon što površina boje



Jedino na betonskim bazenima možete birati materijal za oblaganje/Only concrete pools give you the option of choosing the coating material



nakon godina premazivanja postane neravna. Keramika i mozaici, s druge strane, ne mogu biti prirodni, ali su zato izuzetno zanimljivi i kreativni. I s tim materijalima za oblaganje valja biti oprezan: tražite one koje su specijalno rađeni za bazene, a vodite računa i o fugama koje, ukoliko su od lošeg materijala ili loše napravljene, mogu postati porozne – i eto problema. PVC ili druge folije od umjetnih materijala najjeftinije su rješenje, ali to ne znači da su i najgore. Folije su, dapače, jedina mogućnost ako se odlučite za bilo koji drugi tip bazena osim betonskoga (i obavezne ako se bazen, primjerice, nalazi na vrhu zgrade), a danas su po svojstvima izuzetno izdržljive. One bolje otporne su i na UV zrake pa vam boja neće izblijedjeti nakon nekoliko sezona, a svakako vodite računa o njihovoj debljinji: ambiciozniji vlasnici bazena tražit će folije koje su armirane, debljine od 1,5 milimetra, ali ima i tanjih (od 0,6-0,8 mm) koje se najčešće koriste u pristupačnjim montažnim bazenima. Foliju je usto lakše održavati jer nema fuga u kojima se zadržava nečistoća. Odabir nijanse obloge za bazen jedna je od ugodnijih odluka vlasnika bazena: najčešće se i dalje vidaju tipični tirkizno plavi, ali sve je češća i tamnija kobaltnoplava boja.

Plastika i metal

Gotovi montažni "kit" bazeni su svakako najjednostavnije rješenje: uglavnom se rade od lima, odnosno čelika presvučenog različitim antikorozivnim materijalima, a postoji bezbroj skupljih ili jeftinijih varijanti. Njihovo je postavljanje vrlo brzo, ali i za njih u nekim slučajevima treba iskopati rupu i izvesti ravnu betonsku ploču na koju će bateni biti



Foto: Đenko Ivanišević za Orvas d.o.o.

položen, dok se kod nekih montažnih bazena nakon postavljenih bočnih stranica montira dno, što je uključeno u cijenu montaže, a oni najmanji i najjeftiniji "samostojeći" postavljaju se u roku od samo nekoliko sati. Mogućnost postavljanja bazena bez ukopavanja ovisi i o njegovome obliku jer su, primjerice, okrugli bazeni stabilniji i zbog toga mogu biti postavljeni bez ukopavanja, dok ovalni i nepravilni oblici zahtijevaju ukopavanje i betonske bočne stijenke. Metalnim se bazenim ponekad zamjera loša termoizolacija, ali bolji tipovi postavljaju i toplinsku izolaciju između čelične konstrukcije i folije, pa treba razmišljati i o poželjnoj temperaturi vode i o tome kako je zadržati.

Zato su, primjerice, bazeni od blokova polistirena (stiro-pora) vrlo dobri izolatori topline, ali zbog lagane konstrukcije staticki nestabilniji i nešto podložniji oštećivanju. Tačke bazene najbolje je hidroizolirati debljim PVC folijama. Bazeni od polistirena, kao i neke vrste plastičnih ili metalnih bazena nazivaju se panel ili "liner" bazenim, po nepropusnoj foliji (liner) kojom je obložen bazen. Panel gradnja uključuje iskop u kojemu se naknadno spajaju metalni ili plastični paneli tvoreći oblik bazena. U njega se potom uloži unutarnja obloga, potom folija i bazen je gotov. Cijeli proces traje otprilike tjedan dana pa su i one kvalitetnije varijante, poput francuskih Waterair bazena (koji na svoje bazene daju jamstvo od 20 godina), u roku od sedam dana spremne za prvo kupanje. Panel baze-

su neporozni i laki za održavanje, što je pri odluci o tipu bazena dobro uzeti u obzir. Vrlo popularni poliesterski bazeni izrađeni su iz umjetnih masa, pa su uglavnom glatkih i zaokruženih kuteva. Izrađuju se u jednom komadu ili su sastavljeni iz dva ili više komada, kao paneli.

Kad budući vlasnik odluči o vrsti svog bazena, prije (u)-gradnje vrijeme je za još nekoliko važnih odluka. Prije svega, onu o održavanju bazenske vode. A vodu treba: dezinficirati, bistriti, uravnoteživati joj kiselost, odnosno PH vrijednost, čistiti je od većih nečistoća, čistiti rub od nakupljenih masnoća, prekrivati je u vrijeme kad se ne koristi... Osim u nekim ekstremnim slučajevima kao što su smrzavanje u betonskim bazenima ili popravci, bazenska voda se nikada ne mijenja u cijelosti (ostajanje bazena obloženoga PVC folijom bez vode može oštetiti foliju) pa je nužno stalno provjeravati njenu kakvoću. Do promjena u PH vrijednosti vode dolazi zbog fizioloških izlučevina, ali i materijala bazena te vanjskih utjecaja, a na stvaranje algi i bakterija ne može se utjecati drugačije nego kemijski. Primjera radi, voda koju ste prije nekoliko dana uveli u bazen i niste je kemijski tretirali prijavila je od one koja u njemu stoji nekoliko godina, ali je redovito tretirana.

Bazenska tehnika

To, međutim, ne znači da morate zaposliti "pool-boya" i strahovati od toga hoće li se on previše svidjeti vašoj supruzi – dovoljno je ugraditi pročišćivač primjeren di-



Keramika i mozaici su kreativni materijali za oblaganje bazena/
Ceramics and mosaics are creative coating material for pools



Foto: Đenko Ivanišević za Orvas d.o.o.

Među bazenskom opremom popularne su mlaznice za masažu/The massage jets are the most popular among the pool technique



Foto: Vojta-plan d.o.o.

menzijama i potrebama bazena (o čemu će vas najbolje posavjetovati u tvrtki koja vam je bazen prodala), a montažni bazeni malih dimenzija mogu se "provući" bez ikakvih posebnih postrojenja, samo uz primjenu obaveznih kemikalija za kloriranje, balansiranje PH vrijednosti i protiv algi. Veći pak moraju biti opremljeni sofisticiranim mehanizmima za pročišćavanje pa je uz bazen potrebno osigurati i prostor za postrojenje koje pročišćava vodu kapacitetom primjereno bazenu. Za izmjenu, odnosno protok vode kroz filterne sisteme, postoje dvije osnovne tehnike: "skimmer" ili preljevne. Vlasnici manjih i skromnijih bazena odlučit će se za "skimmer" sustav, temeljen na horizontalnoj cirkulaciji vode koji u bočnim stijenkama bazena s jedne strane prihvata vodu s površine (na kojoj se nakuplja najviše nečistoća) i odvodi je u filtracijski sustav. Tu voda prolazi mehaničku filtraciju kroz grublje i finije pješčane filtre te se potom keminski tretira (algicidima, klorom i kemikalijom koja uravnovežava PH vrijednost vode). Neki proizvođači umjesto kloru koji u većim količinama može nadražiti kožu preporučaju preparate na bazi natrij-klorida, odnosno soli, dok drugi imaju u ponudi i preparate na bazi broma ili aktivnog kisika. Ukoliko vlasnik želi grijani bazen, ovdje se voda i grijte konačno vraća u bazen mlaznicama koje se nalaze na suprotnoj strani od "skimmera". Vrlo je bitna pozicija "skimmera" iz kojih se voda usisava za čišćenje jer loša procjena mesta za postavljanje može dovesti do poja-

ve "mrtvih kuteva", mesta na kojima voda nedovoljno cirkulira te se tamo stalno nakuplja nečistoća. Preljevni bazeni rade na temelju vertikalne cirkulacije vode, odnosno preljevnih kanala koji se izgrađuju duž cijelog ruba bazena. Tuda površinska voda otječe u zamjenski rezervoar (koji je za preljevne sustave također nužno postaviti). Iz njega se cijevima odvodi u strojarnice u kojoj prolazi obavezni proces filtracija – fina filtracija – tretiranje kemikalijama, uz mogućnost zagrijavanja, pa se na koncu vraća u bazen mlaznicama postavljenim u dnu bazena. Taj je sustav skuplj i češće se koristi na bazenima za javnu uporabu. O tipovima pumpi, filtera, naprednim kemikalijama može se napisati još jedan ovakav tekst, stoga recimo samo da postoji cijela lepeza proizvoda na tržištu objedinjenih pod imenom "bazenska tehnika". Ako vlasnik nema dovoljno vremena ni strpljenja za redovito čišćenje i praćenje pokazatelja kvalitete vode u bazenu, niz je automatiziranih uređaja koji to rade preciznije od "ljudskog faktora": od robota-usisivača koji sami "šetaju" po dnu bazena kupeći nečistoću do sustava koji mijere kakvoću vode i doziraju kemikalije. Tako su, primjerice, u tvrtki "Vojta-plan" koja se bavi bazenskom tehnikom, posebno ponosni na svoju vlastitu tehnologiju centraliziranoga automatskog vođenja i nadzora nad tretiranjem bazenske vode. Mr. Ljiljana Vojta-Duda naglašava kako je njihov sustav zahvaljujući suvremenoj komunikacijskoj tehnici modularno nadogradiv, što omogućava nakna-



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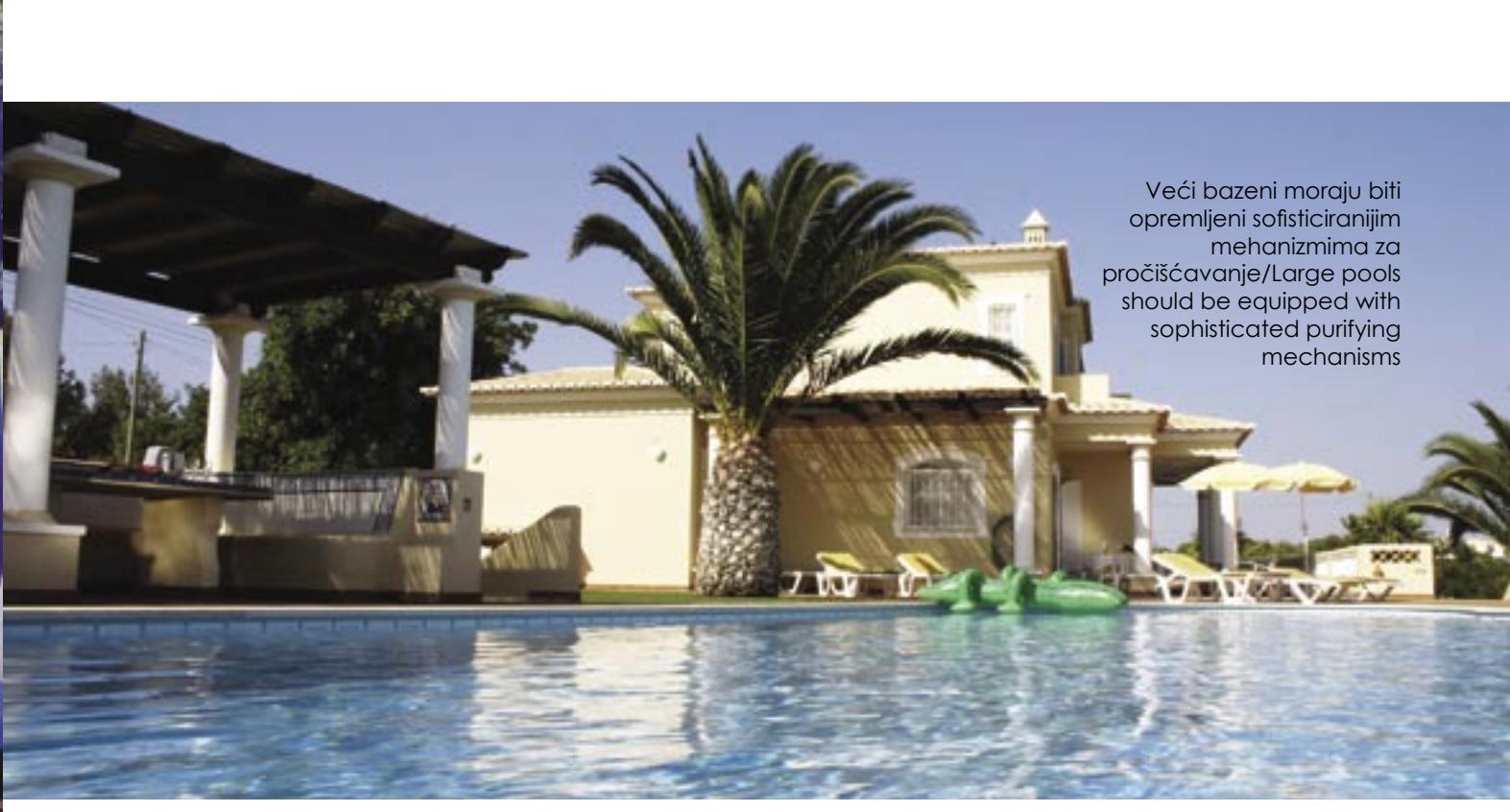
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Veći bazeni moraju biti opremljeni sofisticiranim mehanizmima za pročišćavanje/Large pools should be equipped with sophisticated purifying mechanisms

dne preinake i proširenja: - Upravljačko-nadzorna ploča ili čak daljinski upravljač je jedino što korisniku treba za komunikaciju s bazenskom opremom, a s našim sustavom održavanje se svodi samo na redovno čišćenje obloge i ruba bazena i čitanje poruke na upravljačko-nadzornoj ploči tipa "nedostaje kemikalija" ili poruke koje ukazuje na smetnje u sustavu – objašnjava Ljiljana Vojta-Duda, dodajući kako se bazen nakon duljega nekoristenja uz pomoć ove tehnologije može dovesti u funkciju čak i telefonskim pozivom.

Masaža i plivanje

Ipak, s vremenom na vrijeme morat ćete uzeti mrežicu u ruke i veće nečistoće s površine ili dna pokupiti sami. A kako bi ih bilo što manje, u paket obavezne opreme ulazi i pokrov za bazen, koji može biti visokosofisticirana konstrukcija koja se automatski, na šinama, "presvlači" preko bazena i služi kao krov za kupače, ali može funkcioniрати i kao jednostavan plastični pokrov, kao i sve varijante između te dvije krajinosti. U doba godine kad se bazen

ne koristi, svakako ga je nužno pokrivati zbog održavanja. Nadalje, zatvoreni bazeni moraju imati i uređaj koji odvlažuje prostor od isparavanja, a zatim valja razmišljati o onome što ćete u bazen ugraditi za svoj ili užitak ukućana. Od dodatne opreme mogu se odabrati grijач vode, podvodno osvjetljenje, bazenske ljestve, tobogani, podvodni zvučnici, jake mlažnice za masažu i protustrujno plivanje, ukoliko želite da bazen bude kvalitetan poligon za trening vodenih sportova... Mogućnosti za individualizaciju vašeg osobnog "malog mora" ima bezbroj, ali sve što želite morate odlučiti puno prije nego krenu radovi, a u nekim slučajevima i prije negoli potpišete ugovor jer je na neke tipove bazena nemoguće ugraditi ili kasnije dograditi svu dodatnu opremu koja je dostupna. Bazena, dakle, ima gotovo i koliko tipova automobila. O vašem životnom stilu, potrebama i mogućnostima ovi si što ćete odabrati: "fiću" ili "habrijanog" mercedesa, montažni samostojeći bazenčić ili čudo tehnike obloženo staklenim mozaikom i opremljeno svime što je dostupno. Važno je jedino da u njemu – uživate.

Podvodna rasvjeta

Važnost svjetlosti u projektiranju bazena iznimno je velika, što potvrđuje i vlasnik tvrtke "TIM trade" Srđan Reljić. – Svakodnevno se susrećem sa sve većim potrebama većih ili manjih turističkih objekata, ali i privatnih vlasnika koji svoj bazen osmišljavaju do najsjitnjeg detalja, a jedan od najvažnijih dijelova u tome je upravo svjetlost kojom se bazen i njegova okolica opremaju – naglašava Reljić, čija je tvrtka u poslednje vrijeme projektirala rasvjetu wellness centara i bazena u hotelima "Solaris" u Šibeniku, "Continental" u Opatiji te "Alga" u Tučepima. Vrlo je bitno, govori ovaj stručnjak, da se prilikom projektiranja podvodne rasvjete izbjegne stvaranje sjena i da rasvjeta bude diskretna kako ne bi ometala kupače. Tvrta "TIM trade" je distributer talijanskih proizvođača "Mareco Luce" i "Ares"

koje se dugi niz godina bave podvodnom rasvjetom, a najnoviji je hit u toj branši LED: diode nisu agresivan, ali su vrlo trajan i štedljiv oblik rasvjete za bazene koji ne zauzima puno mesta te su stoga s ve popularnije. Cometa, najnoviji linijski sistem za podvodnu rasvjetu tvrtke "Mareco Luce" temelji se ne LED i RGB tehnici i pravo je malo čudo tehnike na tome području. Svakako, projektiranje i ugradnju bazenske rasvjete povjerite stručnjacima, savjetuje Srđan Reljić, jer svjetlost može bazen učiniti ljepšim, ali i manje lijepim nego uistinu jest.





Foto: Dedon

Cover story



That Bluish OBJECT OF DESIRE

Anybody planning to enrich its living space with a pool must realise that a pool is an expense and a commitment, but it also provides a worthwhile sentiment of pleasure. It provides unlimited comfort: if "at hand", it is a special pleasure to exercise and refresh yourself in the morning, or take a dip and relax at the end of a working day. Your own personal fitness and wellness centre at home, therapy for medical problems, a source of relaxation

Written by: Tanja Jakovčev

Cover story

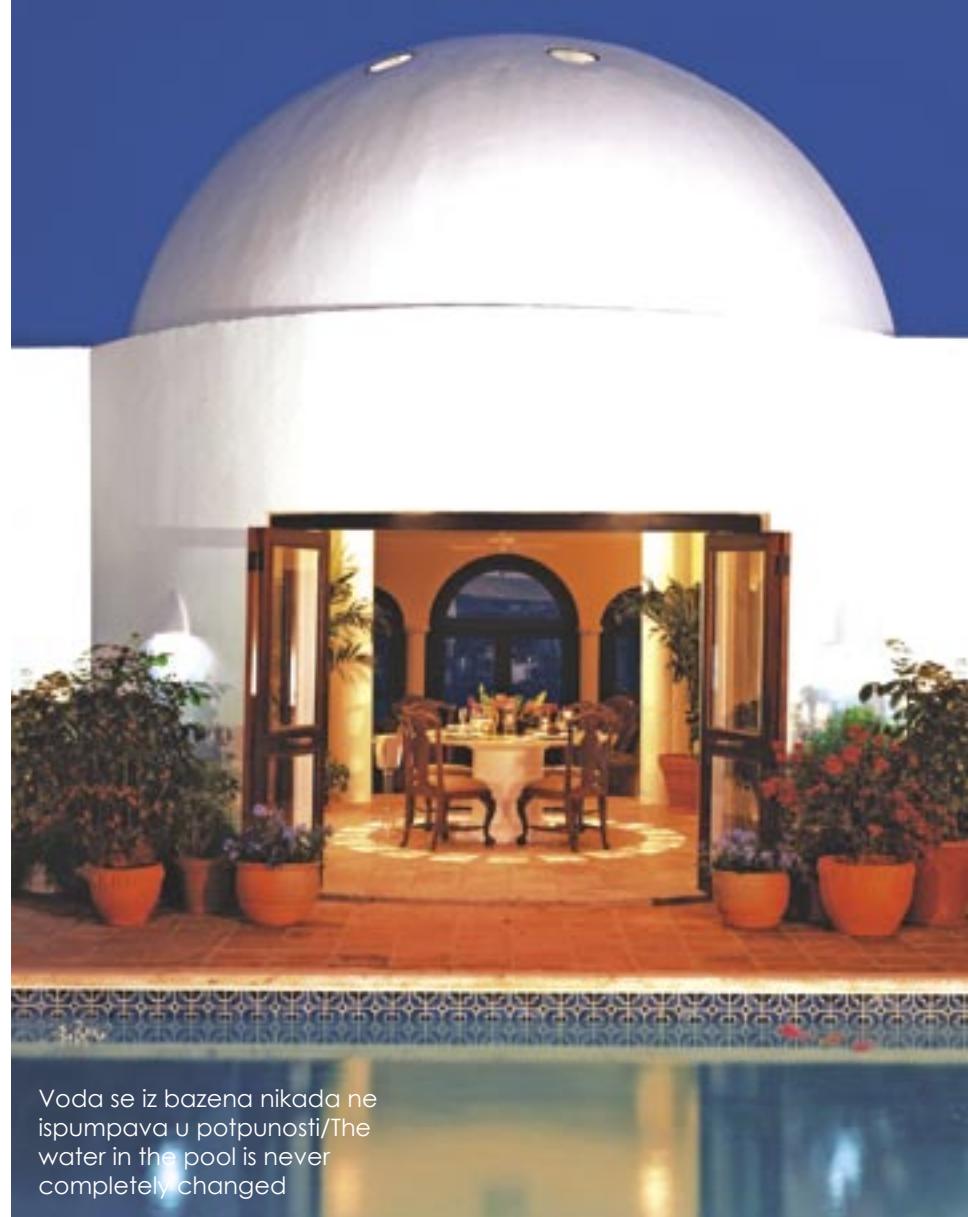


Zatvoreni bazeni moraju imati uređaj koji odvlažuje prostor od isparavanja/Indoor pools must have devaporation devices

It's summer time and there are 95 degrees in the shade. You need to leave your rented apartment for which you have been saving money half a year and get in your boiling car and drive a whole mile till you reach the overcrowded beach. Or you can walk some 20 minutes on melting asphalt with full-pack equipment for the entire family...

Or, you could simply find a quick solution and find refreshment by jumping in a pool near your new, perfectly equipped apartment building in which you are staying. Or perhaps in front of your own home? Although we tend to proclaim our sea as the most beautiful sea in the world, it is a fact that year after year it is getting harder to reach it. Also, many people simply do not like swimming in the sea: they feel insecure and uncomfortable. Many most interesting tourist destinations are nowhere near the sea, but their guests do not want to give up the enjoyment of swimming. Therefore it is no wonder the Croatian tour-operators are appealing on the owners of quality suites and hotels to build pools even at the expense of the agency. Demands of the guests, especially foreigners, are explicit: we want accommodation with pool. But in Croatia a pool, although it can be seen more often than before, is still perceived as an unnecessary luxury. Experts say – such claims are completely unfounded because pools are getting more and

more desirable and accessible not only when it comes to tourist capacities, but also private homes. Outdoor pool provides unlimited comfort: if "at hand", it is a special pleasure to exercise and refresh yourself in the morning or take a dip and relax at the end of the working day. You no longer have to spend your free time on travelling in order to enjoy the blessings of swimming, you can spend quiet nights in the swimming pool with mild lighting. Your own personal fitness and wellness centre at home, therapy for medical problems, a source of relaxation. But, with all the benefits of one's own paradise in front of the house, a mature decision about building or installing a pool must be based on a relation between one's own desires and real possibilities – spatial as well as financial. Manufacturers, distributors or builders of pools often emphasize the fact that the sole installation of the pool, a hole filled with water, is just a part of the story about caring for this bluish piece of exclusiveness: it can have more accessories than a high-class car (and they sometimes cost more), and equipment for satisfying all the basic hygienic needs while maintaining the pool, its basic equipment, is also not negligible when it comes to the price and, although most of the companies include the price of "the basic package" in the price of the pool, one must always keep an eye on the specifications. Building and installing the pool with-



Voda se iz bazena nikada ne
ispumpava u potpunosti/The
water in the pool is never
completely changed

ut this equipment is, of course, meaningless and health hazardous. Anybody planning to enrich its living space with a pool must know that a pool is an expense and an obligation. And, of course, a great pleasure that is certainly worthwhile.

Building or Installation

Providing that you have the space and the means to build your own outdoor or indoor pool, it is high time to consider the kind of pool you want. In a wide span of pools an amateur gets easily lost. Cheaper or more expensive, prefabricated or built, panelled in UPVC liners or tiles, with spillway or skimmer... At first sight all of this looks very complicated, but every serious distributor will unveil all the secrets, advantages and flaws of "this" or "that" type to the buyer. Above all a pool must be selected according to the type of construction, in other words the material: concrete built pools are still the top of the range option when it comes to quality, security (especially when it comes to static security) but also the price. It takes more money, more time and more accessories to install them, and the most important thing is to find quality contractors. Therefore, the first advice would be: never build alone. Although it says in the Croatian building law that a garden pool with 24 square meters in ground-plan and 2 meters in depth maximum does not

require issuing a building permit, it is necessary to approach the proper authorities with the main project and verify whether any special authorisation is necessary for building a pool. And when everything is legally taken care of, the construction may begin: a very important aspect is the rightful positioning of the pool, meaning that some places are unsuitable because of the inclination, shaded area or exposure to great gusts of wind. Scoops and groundwork must be professionally done and while doing so one must be especially careful because every mistake on a concrete pool will cost you a lot of money when repairing it.

The depth and the shape of the pool are your private matter, although there are some shapes that are more popular or easier to maintain. Very deep pools are nor excessively safe, nor suitable for maintenance, so the most common choice would be the depth from 1,30 to 2 meters. Alongside classical construction, there are some other methods for building concrete pools: some, after having been moulded, are placed in pre-existing base, but before that it is necessary to prepare the surrounding terrain for all the necessary connections for maintaining the pool (we will deal with that a bit later). It needs to be said that the pools made of concrete have somewhat lower resistance to earth movements and low temperatures – as opposed to some other kinds,

Cover story

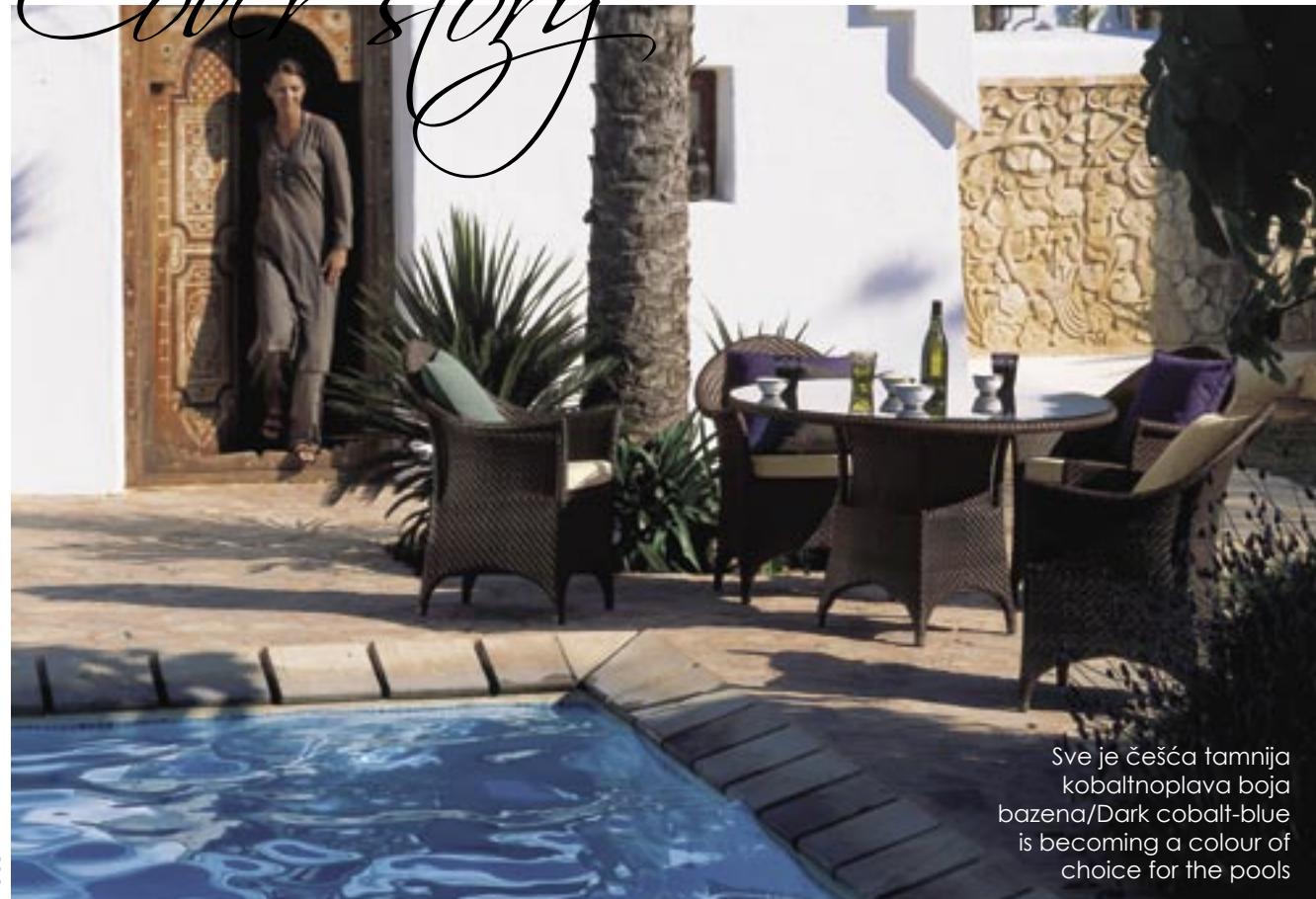


Foto: Dedon

concrete pools must be emptied during the winter time everywhere where there is a possibility of water freeze because ice can mechanically damage the pool.

Concrete pools have one more special feature: only concrete pools give you the option of choosing the final processing, meaning the material for coating which transforms your pool to that famous bluish pleasure. It can be panelled in omnipresent UPVC liners, but also with pool tiles and glass mosaic, or it can be painted in special paint for pools. Pool paint, popular in the Mediterranean and Middle East, will give the pool (especially if it has an irregular shape) a charm of naturalness, especially after the surface of the sidewalls becomes uneven after years of coating. Ceramics and mosaics on the other hand cannot look natural but are extremely interesting and creative. Also, one must be very careful with these panelling materials: look for those that are specially made for pools, and take into account the joints which, if made of bad material or badly made, may become porous – and a problem arises. UPVC or other liners made of artificial materials are the cheapest solution, but that does not imply that they are the worst solution. Liners are, on the contrary, the only choice if you should decide to take some other kind of pool besides concrete pool (and obligatory if the pool is, for example, on the top of the building). Also, liners are very enduring when it comes to their properties. Those of good quality are resistant to UV rays so the colour will not fade out after several seasons, and by all means keep an eye on their thickness: ambitious pool owners will look

for reinforced 1,5 millimetre liners, but there are thinner ones (from 0,6 to 0,8 mm) which are usually used in more accessible prefabricated pools. Liners are also easier to maintain because there are no joints that are usually responsible for keeping the filth. The choice of nuance for the coating of the pool is one of the most pleasurable choices the pool owner has to make: the most frequent nuance is turquoise blue, but also dark cobalt-blue that is becoming more popular.

Plastics and Metal

Prefabricated "kit" pools are certainly the simplest solution: they are mostly made of metal, steel sheets that are reinforced with different anticorrosive materials, and there is a myriad of cheaper or more expensive variants. Their placement is very quick, but in some cases a hole needs to be dug and make a flat concrete panel in which a pool can be placed. On the other hand, some other prefabricated pools after sidewalls placement require the placement of the bottom part, which is included in the price of installation, and those smallest and cheapest above-ground ones are installed in just a couple of hours. The possibility of assembling the pool without digging depends on its shape because, for example, round pools are more stable and therefore may be placed without entrenchment, while oval and irregular shapes demand entrenchment and concrete sidewalls. Metal pools are sometimes criticised because of bad thermal insulation, but better pool types have thermal insulation between the steel construction and sheets, so one also

Sve je češća tamnija
kobaltnoplava boja
bazena/Dark cobalt-blue
is becoming a colour of
choice for the pools



Foto: Vojta-plan d.o.o.

Rasvjeta čini bazen prekrasnim i noću/
Lighting system makes pool look great in
the evening



needs to think about the desirable water temperature and how to keep it.

This is why, for example, pools made of polystyrene blocks (Styrofoam) are very good heat insulators, but because of their light construction they are statically more unstable and submissive to damage. The best way to hydro-insulate these pools is with thicker UPVC liners. Polystyrene pools, as well as some types of plastic and metal pools are called panel or "liner" pools after the waterproof liners used to cover the pool. Panel building includes scoops in which metal or plastic panels are subsequently connected creating the shape of the pool. After the placement of the inner sheathing comes the placement of the liner and the pool is finished. The whole process lasts about a week so even the high-quality types, like the French Waterair pools (which have a 20 year-old guaranty on their pools), are ready for the first swim within seven days. Panel pools are non-porous and easy to maintain, which is a very important factor when it comes to deciding what type of pool to take. Very popular polystyrene pools are made of artificial compounds, so they mostly have smooth and rounded edges. They are made in one piece or are assembled out of two or more pieces, just like panels.

When the future owner decides on the type of pool, he still has a lot of decisions to make before the installation. First of all, the one about maintaining the water in the pool. And the water needs to be: disinfected, clarified, its acidity or pH-value needs to be balanced, cleaned from major impurities, the edges need to be cleaned from accumulated greasiness, covered in times when it is not being used... Besides some extreme cases like water freeze in concrete pools or repairs, the water in the pool is never completely changed (UPVC liners may be damaged if left without water) so it is necessary to constantly check its quality. Changes in pH-value happen because of physiological secretions, but also because of the material the pool is made of and external influences. The creation of algae and bacteria cannot be stopped in any way other than chemical way. For example, wa-

ter that you put in the pool a couple of days ago without chemically treating it is filthier than the water standing in the pool for years, but regularly treated.

Pool Technique

This does not mean you have to hire a pool-boy and fear whether your wife will like him too much – it is enough to build in a purifier appropriate for the pool's dimensions and needs (you will get the best advice on this matter from the company that sold you the pool), and prefabricated pools of smaller dimensions can be maintained without any special installations, but just with obligatory implementation of chemicals for chlorination, balancing the pH-value and anti-algae treatment. The bigger ones on the other hand must be equipped with more sophisticated purifying mechanisms, so alongside the pool the space for installations that purifies the water according to the capacity of the pool must be secured.

The water replacement or circulation through filter systems has two basic techniques: skimmer or spillway system. Owners of smaller and more modest pools will decide on the "skimmer" system, based on horizontal water circulation, which is placed in the sidewalls of the pool and collects on one side the water from the surface (where most of the filth is accumulated) and directs it to the filtration system. The water passes through mechanical filtration, through rougher and more delicate sand filters, after that it is chemically treated (with algaecides, chlorine, and with a chemical that balances the pH-value of the water). Some manufacturers instead of chlorine which in a large quantity may cause skin irritations recommend preparations on the basis of sodium-chloride, that is salt, while others have as a part of their offer even preparations on the basis of bromine or active oxygen. If the owner wants a heated pool, in this case the water gets heated and finally returns to the pool by jets that are situated on the opposite side of the "skimmer". The position of the skimmer that absorbs the water for cleaning is very important: bad estimation of the placement might lead to the emersion of "dead ends", places

U doba godine kad se bazen ne koristi, nužno ga je pokrivati zbog održavanja/In the season the pool is not used, it is necessary to cover it for easier maintenance



where water does not circulate enough which leads to filth accumulations. Spillway pools work on the basis of vertical circulation of water that includes building spillway channels alongside the entire edge of the pool. The water from the surface flows into the alternative water-tank (whose installation is necessary for spillway systems). From the tank water goes through pipes into the machinery compartment where the basic filtration process occurs, then delicate filtration, then treating the water with chemicals with the possibility of heating it, and in the end it returns to the pool by jets placed on the bottom of the pool. This system is more expensive and is frequently used on pools for public use. A story just as big as this article could be written about types of pumps, filters and advanced chemicals, so let's just say that there is a large number of products available on the market united under the name of "pool technique". If the owner does not have enough time or patience for regular monitoring of indicators for the quality of the water in the pool, there is a number of automated devices that are more accurate than the "human factor": from robot-vacuum

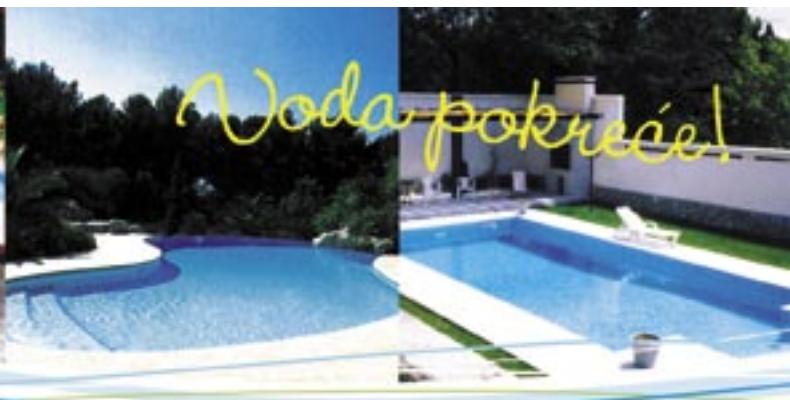


Foto: Vojta-plan d.o.o.

cleaners that "walk" by themselves on the bottom of the pool cleaning the dirt to systems that measure the quality of water and dose the chemicals.

So, for example, in the company "Vojta-plan" which works with pool techniques, they are especially proud of their own technology of centralised automatic management and controlling of treated pool water. Mrs. Ljiljana Vojta-Duda emphasizes that their system is modularly expansive, which subsequently enables changes and additions: - Managing-control board or even remote control is the only thing the owner needs in order to communicate with the pool equipment, and with our system, maintenance is reduced to regular cleaning of the coating or lining of the pool and reading on the managing-control board messages such as "lack of chemicals" or messages indicating some inhibition in the system – explains Ljiljana Vojta-Duda, adding that even after a period of long non-utilization with the help of this technology the pool can be put into service with just one phone call.

However, from time to time, you will have to take the



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Cover story



Foto: Dedon

cleaning net into your own hands and clean bigger filth from the surface or the bottom yourself.

Massage and Swimming

And to assure a small number of those, the basic equipment package includes a cover for the pool, which can be a highly sophisticated construction that automatically covers the pool and serves as a roof for the swimmers, but it can also function as a simple plastic cover, as well as all variants between these two extremes. In the time the pool is not used, it is certainly necessary to cover it because of maintenance. Furthermore, indoor pools must have antivaporisation devices, and also one needs to think about what to build in the pool, whether for ones own pleasure or for the pleasure of other household members. When it comes to accessories one may

Za održavanje kvalitete vode u bazenu ugradju se automatizirani uređaji/Automated devices can be built in to control the quality of water

choose water heater, underwater lighting, pool ladders, slides, underwater loudspeakers, strong jets for massage and swimming against the current if you want your pool to be a good work-out for water sports training. There is a myriad of possibilities for individualising your private "small sea", but everything you wish to do must be decided long before the work begins, and in some cases even before signing the agreement because it is impossible to build in or to make later additions of available accessories. Therefore, there are as many pool types as there are car types. What you choose depends on your life style, needs and possibilities: "baby Fiat" or fancy and powerful Mercedes, prefabricated pool or wonders of technology panelled with glass mosaic and equipped with everything available on the market. The only really important factor is for you to – enjoy in it.

Underwater lighting

The importance of light while designing a pool is extremely big, as affirmed by the owner of "TIM trade" company Srđan Reljić. – Every day I meet with the increased needs of smaller or bigger tourist facilities, but also private owners that plan their pool to the very last detail, and one of the most important parts in it is exactly the light that illuminates the pool and its surrounding area – emphasises Reljić, whose company has lately been designing the lighting of the wellness centres and pools in hotels "Solaris" in Šibenik, "Continental" in Opatija and "Alga" in Tučepi. When planning underwater lighting, as this expert claims, it is very important to avoid making shadows and to make sure the lighting is discreet in order not to disturb the swimmers. "TIM trade" company is a distributor of Italian manufacturers "Mareco Luce" and "Ares" that have been in the business of underwater lighting for many years, and the

latest hit in the field is LED: diodes are not an aggressive, but a permanent and economical way of lighting pools that do not take much space and are, therefore, becoming popular. Cometa, the latest line system of underwater lighting by "Mareco Luce" company is based on the LED and RGB technique and represents a small technological wonder in this sector. In any case, make sure to entrust designing and installation of the swimming pool lighting to experts, advises Srđan Reljić, because lighting can make a pool more attractive but also less beautiful than it really is.



Vijesti

Guggenheim seli na Bliski istok

Vjerojatno najslavniji muzej na svijetu, njujorški Guggenheim, svoju će podružnicu otvoriti i u Abu Dhabiju. Fundacija

Guggenheim već ima muzeje u Las Vegasu, Berlinu, Veneciji i Bilbau, a odluka da se umjetnički približe trusnome području Bliskoga istoka došla je u nabolje moguće vrijeme, kada političke veze Zapada i Istoka slabe. Projekt vrijedan oko 200 milijuna dolara potpisuje Frank Gehry, autor Guggenheima u Bilbau.



Guggenheim is Moving to the Middle East

Probably the world's most famous museum, the New York Guggenheim, will open its branch in Abu Dhabi. The Guggenheim Foundation already

has museums in Las Vegas, Berlin, Venice and Bilbao, and the decision to artistically approach the zone of the Middle East has come in the best possible time, when political relations between the East and the West are getting weaker. The 200 million dollar project is the work of Frank Gehry, author of the Bilbao Guggenheim.

80 godina Bang&Olufseна

I Hrvatska se pridružila okrugloj obljetnici najboljih među najboljima: tvrtka Bang&Olufsen proslavila je 80 godina uspješnoga postojanja, a na ekskluzivno-me eventu okupila se domaća elita. Događaju je prisustvovao i predsjednik kompanije Torben Ballegaard Sørensen, a izvršni direktor Jakob Odgaard utvrdio je kako su Hrvati ljudi koji imaju ukusa i znaju uživati u životu te zato odlično reagiraju na Bang&Olufsenove proizvode, spoj savršene tehnologije, inovativnih materijala i hrabrog, ali ne pomodnog dizajna.



80 Years of Bang&Olufsen

Croatia joined the round anniversary of the best of the best – Danish gods of technological design Bang&Olufsen celebrated 80 years of successful existence gathering the Croatian elite for this exclusive event. The event was attended by the president of the company Torben Ballegaard Sorensen, and CEO Jakob Odgaard concluded that Croatians know how to enjoy in life and thus respond excellently to Bang&Olufsen products that are a combination of perfect technology, innovative materials and brave design.

"Shag" sag Rona Arada

Iako na prvi pogled više izgleda kao otirač, riječ je o ekskluzivnom sagu: Ron Arad dizajnirao je za kuću "Rug Company" ovaj "piece of art" tepih samo za najimućnije ljubitelje svoga rada. S dimenzijama 274x183 cm, Aradova eksplisitna poruka "Shag" stoji tričavih 4850 funti i proizvedena je u limitiranom izdanju od samo 10 komada. Ali izvrsno priziva uspomenu na šašavoga detektiva Austina Powersa...



"Shag" Rug
by Ron Arad

Although at first sight it looks more like a mat, it is really an exclusive carpet: Ron Arad designed for the "Rug Company" this "piece of art" rug just for the wealthiest lovers of his work. Measuring 274x183 cm, Arad's explicit "Shag" message costs a trifling price of 4850 pounds and it is produced in a limited edition of only 10 pieces. But it irresistibly brings back the memories of the funky detective Austin Powers...

News

Što je nizozemski dizajn?

"Pravi nizozemski dizajn", odnosno "Real Dutch Design" knjiga je objavljena u čast desete obljetnice organizacije nizozemskih dizajnera. "Real Dutch Design" na jednome mjestu (zapravo dva, jer se sastoji od dva dijela), na čak 1000 stranica, okuplja radove i reference 300-tinjak nizozemskih dizajnera, a odgovore na pitanje "Što je zapravo nizozemski dizajn?" pokušavaju dati Stefan Sagmeister, Anton Corbijn, Marc Newson... Autori izvrsnoga dizajna knjige o dizajnu (na čijim se koricama fluorescentna plastika vješto igra s kartonom) su Staat, još zemska



What is Dutch Design?

"Real Dutch Design" is a book published in the honour of the 10th anniversary of the Dutch Designers Organisation.

Spreading on 1000 pages the "Real Dutch Design" book gathers in one place (actually two, because it consists of two parts) the work and references of some 300 Dutch designers like Stefan Sagmeister, Anton Corbijn, Marc Newson which are trying to provide answers for the question "What is the real Dutch design?" The designers of the book about design (on the covers fluorescent plastic skilfully plays with cardboard) is Staat, yet another successful Dutch designer group.

Prepared / Edited by: Tanja Jakovčev

Hrvati u konkurenciji

Društvo arhitekata Hrvatske od 2007. godine ravnopravno će biti u konkurenciji s kolegama iz Europske unije u utrci za najprestižniju arhitektonsku europsku nagradu "Mies van der Rohe Award" koja se dodjeljuje svake dvije godine. Nagradu za posebno kvalitetna arhitektonska dostignuća zajednički promiču Evropska unija i fondacija Mies van der Rohe, a prilika za sudjelovanje je veliko priznanje hrvatskim arhitektima jer je pristup dosad, uz tek nekoliko izuzetaka, bio rezerviran za radove iz zemalja članica EU.



Croatians in Competition

Starting from 2007 Croatian architects will be able to compete on equal terms with their colleagues from the European Union for the European most prestigious architectural "Mies van der Rohe Award" which is awarded every two years. The award for top-quality architectural achievements is promoted both by the European Union and by Mies van der Rohe Foundation, and this opportunity for participating is a big acknowledgment for Croatian architects because by now, taking aside a few exceptions, only works from members of the European Union could take part in the competition.

Naglasak na dizajnu u Velikoj Jabuci

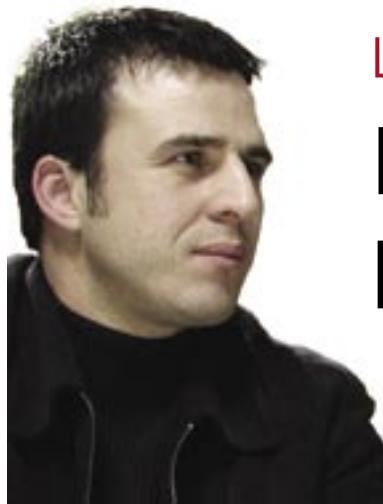
Dizajneri interijera, muzeji i galerije, proizvođači kućanskih pomagala i dekorativnih predmeta, darovni dućani, specijalizirane trgovine... sve naj na području dekoracija i dizajna interijera u SAD-u naći će se od 12. do 18. kolovoza u New Yorku na velikom međunarodnom sajmu koji okuplja branšu. Meksički, britanski, danski, talijanski, francuski, izraelski pa čak i vijetnamski dekorateri izložiti će svoje uratke, a nama je najzanimljivi dio nazvan "Accent on Design" na kojemu će se najviše procjenjivati kreativnost, kvaliteta proizvodnje, inovacija u materijalima, korištenje modernih elemenata u dizajnu kao marketinškoga alata...



Accent on Design in the Big Apple

Interior designers, museums and galleries, home-appliance and decorative objects manufacturers, gift shops, specialised stores... all the best in the field of decorations and interior design in the USA will be found in New York from August 12th to August 18th at the big international fair gathering that line of business. Mexican, British, Danish, Italian, French, Israeli and even Vietnamese designers will expose their work, and the most interesting part for us called "Accent on Design" will primarily evaluate creativity, manufacturing quality, material innovations, use of modern elements in design perceived as a marketing tool.

Interview



Luis Falcón Martínez de Marañón

Hrvati moraju prestati prodavati zemlju

Arhitekt i urbanist, jedan od najvećih europskih stručnjaka na području upravljanja obalom i turističkim resursima, u suradnji s Arhitektonskim fakultetom u Zagrebu intenzivno proučava urbanističko stanje hrvatske obale

Razgovarao: Ivan Mladina Foto: @LauraCantarella

Luis Falcón Martínez de Marañón je arhitekt, urbanist i stručnjak za upravljanje obalom i turističkim resursima. Jedan je od direktora i predavača na studiju "Intelligentna obala: Nove turističke strategije, nove teritorijalne strukture" pri Fondaciji Politehničkog univerziteta u Barceloni (www.intelligentcoast.es). Predavao je na sveučilištima u Španjolskoj, Nizozemskoj, Brazilu, Švicarskoj, Italiji, Sloveniji i Hrvatskoj, a trenutno surađuje sa zagrebačkim Arhitektonskim fakultetom. Zajedno sa Silvijom Banchini suosnivač je arhitektonskoga ureda LOAD koji se specijalizirao za arhitekturu i urbanizam obale te turistički konzulting.

Jednom ste izjavili da je uspješni ekološki turizam onaj koji ne stvara profit. Možete li objasniti tu izjavu?

- Morali bismo preciznije upotrebljavati riječ "ekologija" jer se ona često povezuje sa seoskim turizmom, ruralnim gospodarstvima i uživanjem u prirodi. Ono na što mislim kad govorim o ekološkom turizmu jest da se ta vrsta turističke djelatnosti i njen profit ne smiju promatrati kroz makroekonomske pokazatelje kao, primjerice, masovni "plaža" turizam. Ovakav turizam je onoliko uspješan koliko se uspiju uravnotežiti prirodni kapaciteti određenoga područja s jedne strane i lokalne transverzalne ekonomije s druge strane. Taj tip turizma može biti onoliko održiv i ekonomski isplativ koliko uspije ostati na mikro razini.

Hrvatska ima jedinstvenu mogućnost učiti na iskustvima turistički razvijenijih mediteranskih zemalja i učiniti značajan korak u korištenju svog najvrjednijeg dobra – okoliša. Podaci govore kako i do 80% hrvatske obale još nije iskorišteno. Na temelju toga, kakav profil turista možemo očekivati i kako bismo se trebali pripremiti za njih?

- Ja bih te podatke pročitao na malo drugačiji način. Zapravo je samo na 50% hrvatskoga obalnog prostora (osim otoka koji su priča za sebe) s obzirom na topografiju moguća gradnja, a 70% te izgradive površine je već izgrađeno. Ponekad mi se čini da smo već zakanili. Ipak, hrvatska obala je duga i raznolika, pa ne postoji jedno jedinstveno rješenje nego puno njih za svaku specifičnu lokaciju. Važnije je upostaviti kriterije nego čvrste modele. Moramo biti svjesni da je današnje turiste teško definirati. U slučaju Hrvatske možda bi bilo važnije ponovno razmisiliti o cijelom sistemu apartmana i kuća za iznajmljivanje. Nevladina udruga Platforma 9.81 već upozorava na posljedice koje bi ovaj tip razvoja mogao imati. Okoliš je jedna od tema, ali resursi su najvažnija tema hrvatske obale.

Pokraj Zadra počinje se graditi projekt jednoga od prvih velikih turističkih resorta. Koje su posljedice ukoliko to postane trendom? Kako se nositi s takvim tipom turi-



zma koji je dosad u Hrvatskoj bio relativno nepoznat?

- Ne znam ništa o tom projektu, ali resorti nisu po definiciji loša stvar. Pitanje je samo koliko ljudi izravno ili neizravno ima korist od takve inicijative. No, osnovni kriterij kojega bi se trebalo držati jest da se obala ne prodaje nego da se ti i drugi resursi samo daju na korištenje, i to uz vrlo visoke naknade. Treba naći ravnotežu između broja ljudi koji su privućeni u zemlju i količine novca koju troše. Broj turista ne bi smio biti jedina referenca pri računanju profita u sektoru turizma. Prestanite misliti u kategoriji brojaka i počnite stvarati jedinstvene ideje za svako pojedino područje. Svaka lokacija mora nositi vlastitu ekonomsku ideju svoje budućnosti.

Posljednjih godina u Hrvatskoj bilježimo svojevrsni "boom" golf terena. Koji su razlozi za i protiv takvog tipa turizma, može li finansijski benefit pokriti štetu za okoliš koja se golf terenima najčešće stvara?

Najgori scenarij za hrvatsku obalu je neplanska gradnja obiteljskih kuća i vikendica, kaže Luis Falcón/
The worst case scenario for Croatian coast is continuous built of family and tourist houses without a plan,
says Luis Falcón

- Ni golf nije po definiciji loš. Postoje mnogi golf tereni koji obnavljaju okoliš, primjerice "Golf Dunas de Doñana", slavni teren u Andaluziji koji je pretvorio obezvrijeden okoliš u područje visoke ekološke vrijednosti. Kako? Kontroliranjem kemikalija kojima se održava teren, za-branom pretjerane izgradnje oko njega... Golf igrališta nisu toliko "demonska" koliko ljudi misle, bitno je kontrolirati potrošnju vode (zato ih je bolje locirati kraj urbanih sredina od najmanje 6000 stanovnika, kako bi se mogla koristiti reciklirana voda), kontrolirati upotrebu kemijskih tvari i gradnju nekretnina uokolo. Ekonomski gledano, oni mogu biti vrlo dobar "magnet" za određeno područje. Razmislite koliko vode želite trošiti i zatim odlučite.

Duž cijele naše obale primjetne su tisuće obiteljskih kuća koje su razbacane uokolo i neplanski građene, obezvrijedujući time okoliš. Kakva su iskustva drugih mediteranskih zemalja koje su zahvatili svi tipovi de-



Interview



Benidorm, mega-naselje na španjolskoj Costa Blanci u potpunosti je podređeno masovnom turizmu/
Benidorm, mega-settlement on Spanish Costa Blanca is a famous spot for mass tourism

vastacije okoliša vezanih uz turizam? Koji je najgori scenarij?

- Po mom mišljenju, upravo je to najgori scenarij. Draže mi je vidjeti četiri nova grada na obali nego stalnu izgradnju koja je primjetna u Hrvatskoj. No, činjenica je da se luksuz demokratizira, da svi žele uživati iste beneficije koje su ranije pripadale samo buržoaziji. Svatko želi predstaviti svoju prekrasnu i jedinstvenu kuću na moru u "Gloriji", bez obzira na to što ju je sam projektirao i izgradio...

Koje bi inicijative mogle popraviti već nastalu štetu?

Kako je to izvedeno u drugim zemljama?

- Moramo promijeniti mjerilo granica. Ni gradske uprave niti država se ne mogu nositi s tako kompleksnim problemom. Jedan od glavnih problema čini usitnjavanje parcela, a drugi je stvaranje sveobuhvatne strategije. No, Hrvatska je prekompleksna da bi se za nju moglo izmisliti jedinstveno rješenje. Ljudi koji odlučuju trebali bi biti raspoređeni na više razina odlučivanja: zemlju treba zaštititi, ali jednak je važno imati pametne političare koji razmišljaju dugoročno, a ne u četverogodišnjim kategorijama. Vrlo je bitno, nadalje, da se privatni sektor uključi kao integralni dio javnog života. Hrvatska je mala zemlja: imate 4,5 milijuna stanovnika i 1,5 mi-

lijuna poreznih obveznika i nije moguće sav teret prebaciti na državu. Prava je strategija stoga uključivanje privatnog sektora u javne financije. Privatni sektor treba dati novac za infrastrukturu i javne sadržaje. A obalu treba nanovo osmisliti kako bi se izbjegle dobro poznate greške. To je glavna tema i predmet istraživanja novoga Master-laboratorija u Barceloni pri Fondaciji katalonskog Politehničkog univerziteta, s podrškom katalonskih vlasti, hrvatskog veleposlanstva i konzulata u Barceloni, te španjolskog Ministarstva turizma, da izdvojim neke od studio-nika. Projekt se zove "Inteligentna obala".

Koliko je realan ekstremna rast cijena nekretnina u Hrvatskoj? Koje mogu biti posljedice?

- To nije glavni problem u Hrvatskoj, to je tržište. Cijene nekretnina ne možete kontrolirati na tako malom tržištu. Hrvatska je mali dragulj, ali koncept granica je promijenjen i kapital vrlo lako prelazi nacionalne granice. Ljudi iz Hrvatske trebaju biti koncentrirani na kontroliranje svoje zemlje i zakona koji je štite. Država mora zadržavati i kupovati zemlju, i pametno se pripremati za "tsunami" koji dolazi. Mislim da su u ovome trenutku tri tipa stručnjaka najpotrebnija Hrvatskoj: projekt menadžeri iz Europske unije, eksperți za pregovaranje i konzultanti vezani za pitanja obalnog područja.



Written by: Ivan Mladina Photo: @LauraCantarella2005

Luis Falcón Martínez de Marañón

People in Croatia Should Stop Selling Their Land

Architect and urban planner, one of the biggest European experts in the field of coast and tourism management, analyses the urbanistic situation on the Croatian coast in collaboration with Faculty of architecture in Zagreb

Luis Falcón Martínez de Marañón is an architect, urban planner, and an expert on coast and tourism management. He is the Co-director and teaches in the Master "Intelligent coast: New Tourist Strategies, New Territorial Structures" at the Foundation UPC, Barcelona (www.intelligentcoast.es). He has lectured in different universities in different countries such as Spain, Holland, Brazil, Switzerland, Italy, Slovenia and Croatia,

and currently collaborates with Architecture Faculty of Zagreb. He and Silvia Banchini are the co-founders of LOAD office architecture: architecture and planning private office specialized on coast and tourism consultancy.

You stated that successful ecological tourism is “the one that gains no profit”. Can you elaborate on that?

Interview



- We should be more precise with the word "ecology". Concerning tourism, one might think about rural tourism related with rural accommodation or nature leisure. What I think about in terms of ecological tourism is that the profit can not be macro-economical as, for instance, beach mass tourism is. These activities are successful as much as they keep the balance between load capacity of one environment in one hand, and local transversal economy in the other. This sort of tourism can be environmentally sustainable and economically profitable as much as it is kept on the micro scale.

Croatia today has a unique opportunity to learn from the experiences of tourism more developed Mediterranean countries, and make a significant leap forward in using its most valuable asset - its landscape. Data shows that up to 80% of Croatia's coast has not yet been con-

sumed. Based on that, what is the profile of tourists we can expect and how can we prepare for them in the best manner?

- I would use data in another direction. In fact, only around 50% of the continental coast (besides islands which are a specific topic in Croatia) can be topographically built on, and almost 70% of it has already been built on. Sometimes I am afraid that we are already too late. However, Croatia has a long coast and a big diversity. There is not only one solution for the whole country but many of them, concerning each specific location. Criteria are more important than models. We need to be aware that nowadays tourists are not so close in profile that we can easily define them. In case of Croatia, it might be better to rethink the whole secondary housing system. You have an NGO as Platforma 9.81 which is already claiming on the implications this kind of develop-



Izgradnja na španjolskoj obali ponegdje nalikuje na Hrvatsku/The building system on Spanish coast sometimes reminds of Croatia



ment has. Landscape is one of the topics to care about, but 'resources' is the main one.

Croatia's first big resort's construction is under way near Zadar. What are the implications of that, if it becomes a trend? How do we cope with that sort of tourist topography, largely unknown in Croatia up until now?

- I don't know anything about this project, but resorts are not wrong by default. The topic is who and how many people can profit directly or indirectly out of this initiative. Main criterion is that the coast should not be sold, and the resources should be used under a very expensive fee. We should find a balance between the quantity of people we attract and the money they spend. Number of 'tourists' should not be the reference of our tourism sector profit. Stop thinking in terms of numbers and quantity and produce specific ideas for specific sites. Each location must have an idea of itself, an economical idea of its future.

In the recent years we have been witnessing a major "golf course boom" in Croatia. What are the pros and cons of that sort of tourism, and can the financial benefit compensate the damage inflicted to the environment?

- Again golf's are not bad by default. There are many golf courses which work as environment regenerators. There is a very famous golf course in Andalusia, Spain, called Golf Dunas de Doñana. It is the first fully ecological golf course. The project has turned a despoiled area into an area of high environmental value. How? They control the chemical products they use to irrigate the course, and there are not 10.000 houses around it. Golf courses are not as demoniac as people say. You must control the water consumption (better locate them near an urban concentration of a minimum of 6000 people, to be able to use recycling water), control the chemical management, and control the real estate development linked to it. Economically it could be a very important attractor for the area. Think how much water you want to give for this activity and you decide.

All along the coastline we can see the "sprawl effect" of scattered family houses being built without a plan, degrading the quality of the environment. What are the experiences of other Mediterranean countries affected with all sorts of environmental devastation by tourism? Which is the "worst case" scenario?

- It is the worst possible scenario, from my point of view. I prefer four new cities along the coast rather than the continuous built we are already seeing in Croatia. But the true is that luxury is democratized today. Today everyone wants to enjoy the same luxury as bourgeoisie has enjoyed for decades. Everyone in Croatia wants to show his or hers nice and unique coast house in "Gloria", although it is self constructed.

What are the initiatives we can hope for to remedy the damage already done? How is it regulated in other countries?

- We must change the scale of borders. Neither municipalities nor state can cope with such a complexity. One problem to be solved is the organization of small plots of land, and the other is the overall strategy, because the country is too complex to be thought in total – it is not possible to solve problems with single solution. Decision makers should be in several scales. The land should be protected, but intelligent politicians who need to think in long terms, rather than four year time, are also needed. And, on the other hand, the private must be an integral part of the public. Croatia is too small, with only 4.5 million inhabitants, from which only 1.5 million pay taxes? The strategy for Croatia is, without a doubt, to include private sector in public finance. It is a must. Private sector must pay the facilities and infrastructure, and should go hand-in-hand with the public. The coast has to be re-thought, to avoid well-known mistakes. This is a key issue for us, and a subject of a new Master-laboratory in Barcelona at the Foundation UPC, with the support of Catalan government, Croatian Embassy by its Consulate and Spanish Ministry of Tourism, among others institutions. It is called "Intelligent Coast".

How realistic is the extreme real estate price growth in Croatia? What are the implications of that?

- This is not the main factor we have to look at. That is the market. You won't be able to control it with such a small population. Croatia is a gem and the scale of borders has also changed. Capital easily crosses national borders. Croatia has to be concentrated on controlling its land and its regulation. It has to keep and buy land. And it smartly has to deal with the tsunami that is coming. There are three types of experts Croatia already needs: EU projects managers, Negotiation experts and Coast and land consultant experts.

Aktualno



Solarne su ćelije među najpopularnijim oblicima obnovljivih izvora energije/Solar cells are the most popular type of sustainable energy resources

Sa stanovanjem štedljivo

Propis o uštedi toplinske energije i toplinskoj zaštiti u zgradama koji se od 1. srpnja počeo primjenjivati na svim novoizgrađenim stambenim, poslovnim i drugim građevinama donosi regulaciju gradnje prema čitavom nizu parametara – od oblika zgrade do postavljanja grijajućih tijela. Primjena propisa donijet će značajne uštede u troškovima energeta

Piše: Ivona Pezerić

Usvjetu je izgradnja niskoenergetskih pasivnih kuća top tema već godinama i sve se više ljudi odlučuje na taj, ekološki i ekonomski iznimno način štednje energije. U Hrvatskoj, tek od 1. srpnja ove godine zaživio je Propis o uštedi toplinske energije i toplinskoj zaštiti u zgradama, dokument kojim bi gradnja trebala biti regulirana tako da se izbjegnu nepotrebni troškovi za toplinsku energiju u održavanju stambenih i poslovnih prostora. Ovakvi su propisi u razvijenom svijetu odavno obavezno štivo prilikom projektiranja pa, neovisno o tome radi li se višestambena zgrada, poslovni toranj ili obiteljska kuća, svaki objekt mora biti energetska racionalan te bi izborom materijala, izolacije, zatvora i svih drugih dijelova od kojih je sastavljen trebao podržavati štednju energije, odnosno utrošak unutar granica koje su propisane. Velik utjecaj u konačnici donošenju ovoga propisa kod nas imali su pristupni pregovori Hrvatske s Europskom unijom. Zahtjevi EU u ovome su pitanju striktni jer nitko ne želi imati rastrošnoga "člana obitelji" u vrijeme kad je nestaćica konvencionalnih energeta sve evidentnija i opasnija prijetnja.

No, ova stavka u pregovorima, za razliku od nekih drugih kojima se štiti isključivo tržiste EU, nesumnjivo će donijeti značajno poboljšanje u kvaliteti života u Hrvatskoj. Zahvaljujući Propisu o uštedi toplinske energije i toplinskoj zaštiti u zgradama od 1. srpnja za svaku će stambenu zgradu, školu, vrtić ili dom zdravlja, prije početka gradnje uz projekt morati biti priložena i energetska iskaznica na kojoj će se evidentirati koeficijent gubitka topline, propusnost sunčeve energije, zrakonepropusnost, godišnja potrebna toplina za grijanje, materijali korišteni u gradnji i slični parametri.

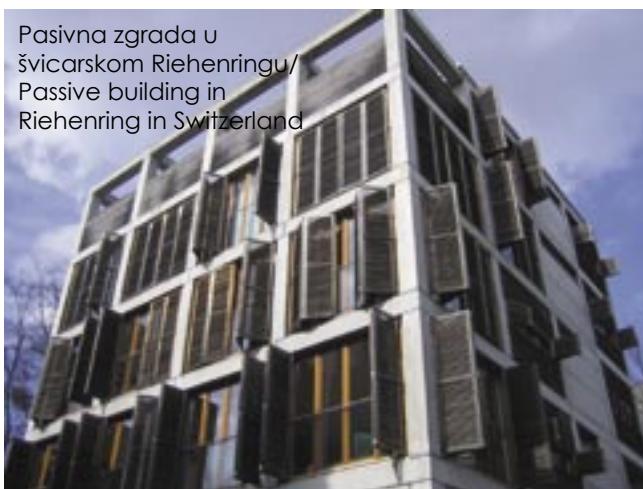
Opsežnim tehničkim propisom regulira se, primjerice, čak i postavljanje grijajućih tijela (npr. radijatora) ispod prozora – nije dopušteno ukoliko grijajući nema posebnu oblogu kojom se sprečava gubitak topline, a svako grijajuće tijelo postavljeno u prostoriju veću od 6 m² mora imati i termostat. A sve to trebalo bi garantirati i veći stupanj sigurnosti kupcima novogradnji. Činjenica je, naime, da je postratno doba iznjedrilio niz "brzorastućih" građevinskih poduzetnika koji u utrci za profitom (koji ionako nije malen u građevinskom businessu) šte-

Aktualno

Naselje u Finskoj izgrađeno na principima
štednje energije/A settlement in Finland built
with respect to the energy saving principles



Pasivna zgrada u
švicarskom Riehenringu/
Passive building in
Riehenring in Switzerland



Zeleni krov na njujorškoj Petoj aveniji štedi
energiju/The grass roof on a building in New
York's Fifth Avenue saves energy



dnjom materijala i jeftinom izvedbom oštećuju buduće vlasnike tih prostora, a situacija nije bila puno bolja niti u gradnji poslovnih prostora. Važno je napomenuti da niti privatnim graditeljima koji svoje domove grade po principu "okupi familiju, nalij ploču" neće više biti dopuštena samovolja. Suprotno uvjerenju, naime, šteta koju čini nesavjesni graditelj štedeći na izolaciji i materijalima pri gradnji svog doma nije samo problem njegovoga računa za struju, nego i ekološko-gospodarski problem koji, ako se pomnoži s tisućama takvih, čini veliku štetu svima. Jer, kad se zbroje svi dodatni troškovi za održavanje željene temperature u životnim i radnim prostorima diljem Hrvatske dobivamo, ne samo ogromne troškove nego i strujne kolapse zbog preopterećenja pri svakom temperaturnom ekstremu jer se većina kućanstava u zemlji još uvek i grijе i hlađi na struju.

Gradnja po novim standardima (koji će uzimati u obzir smještaj i orijentaciju zgrade u prostoru, prostornu orga-

nizaciju, oblik zgrade, projektiranje i konstrukciju, izbor materijala, zatim otvore na zgradu i zaštitu od sunca te ventilaciju, uređaje za grijanje i hlađenje) mnoge će građevinare isprva oneraspoložiti zbog povećanih troškova. No, svi stručnjaci na ovome području, od mr. Vladimira Šimetina, autora Propisa o uštedi toplinske energije i toplinskoj zaštiti u zgradama, do prof. Ljubimira Miščevića, profesora na Arhitektonskom fakultetu i autora prve niskoenergetske kuće u Hrvatskoj, izgrađene još 1984., tvrde kako su troškovi izgradnje tek neznatno viši, a ušteda je višestruka.

Propis ipak nije pretjerano striktan, pa se dopuštena godišnja potrošnja energije za grijanje kreće između 51 i 95 kWh po četvornome metru, ovisno o obliku zgrade. Zanimljivo je spomenuti kako Ytongova niskoenergetska kuća u prosjeku troši 40 kWh po metru četvornome, a pasivne kuće, najštedljiviji oblik gradnje poznat u svijetu, mogu se podići potrošnjom od nevjerojatnih 15 kWh po metru četvornome.

Events

Pasivna zgrada u
Freiburgu u Njemačkoj/
Passive building in
Freiburg, Germany



The Economical Living Space

Regulation for saving thermal energy and thermal insulation in buildings that started being enforced from July 1st this year in all newly-built constructions, from residential to business premises, brings rules for building according to a variety of parameters – from the shape of the building to the installation of heating devices. Appliance of these rules will bring significant savings in expenses made by energy-generating products

Written by: Ivona Pezerić

For years the world's top topic has been the building of low-energetic passive homes and more and more people decide on that, ecologically and economically extraordinary way of energy saving. When speaking about Croatia only from July 1st this year did the Regulation for saving thermal energy and thermal insulation in buildings come to life. It is a document that should regulate building in a way to avoid all unnecessary expenses for thermal energy in maintaining residential and business premises. In other developed societies these regulations are mandatory readings while doing a project so, regardless whether it concerns a multi-residential building, a business tower or a family house, each facility must be energetically

rational and the choice of material, insulation, closings and all other parts it is made of, should support energy savings, meaning the expenses should be within prescribed limits. A big influence on the final decision for the enforcement of this regulation was made by the Croatian accession negotiations for the European Union. Demands of the EU on this matter are very strict because nobody wants to have a prodigal "family member" in times when the lack of conventional energy sources is becoming more evident and more dangerous threat.

But, this paragraph in negotiations, as opposed to some other made exclusively to protect the EU market, will without a doubt bring significant improvement

Pasivna kuća u nacionalnom parku u Walesu izolirana je ukopavanjem/
Passive house in national park in Wales is insulated by its underground position



Eden - vrt i izložba bioraznolikosti u Cornwallu/Eden - the garden and biodiversity exhibition in Cornwall



in the quality of life in Croatia. From July 1st thanks to the Regulation for saving thermal energy and thermal insulation in buildings, prior to beginning the construction each residential building, school, kindergarten or health centre will, alongside the planned project, have to enclose an energetic card registering the thermal energy loss coefficient, the solar energy permeability, air tightness, annual need for thermal heating, materials used in building and similar parameters. For example, the extensive technical regulation controls even the installation of heating devices (for example radiators) under the windows – it is not allowed unless the heater has a special coating to prevent energy loss, and each heating device placed in a room bigger than 6 square meters must also have a thermostat. And all of this should guarantee a higher level of security for buyers of newly-build premises. It is a fact that the post-war era gave rise to a number of "fast-growing" building contractors that, while racing for profit (which isn't small in the building industry anyway), damaged the future owners of those premises by saving on the material and by making cheap constructions, and the situation isn't much better in building business premises. It is important to mention that even private builders that build their homes on the principle "gather your family, pave the floors" will be stopped in their arbitrariness. As opposed to some beliefs, the damage that an unconscientious builder makes by saving money on his insulation and materials is not just a problem of his electricity bill, but also an ecological and economical problem that, if multiplied with thousands of his kind, makes a lot of damage to everybody. When adding up all of these extra expenses for maintaining the wanted temperature in residential and business spaces across Croatia we get not only huge expenses but also overload power failures with every temperature extreme because the majority of households in the country still use electricity for heating and cooling.

Building according to the new standards (that will have to take into consideration the setting and orientation of the house in space, spatial organisation, project

Livada na krovu odličan je izolator/
Lawn on a roof is an excellent insulation system



and construction, choice of materials, openings on the building and protection from the sun and, in the end, ventilation and air-conditioning) will at first hand upset the contractors because of increased expenses. But all the experts in this field, from M. S. Vladimir Šimetin, the author of Regulations for saving thermal energy and thermal insulation in buildings, to Ljubomir Miščević, a professor on the Faculty of architecture and the author of the first low-energetic house in Croatia built in 1984,

claim that the expenses of building are only slightly higher, and saving is multiple.

However, the regulation is not overly strict, so the allowed annual energy consumption for heating moves from 51 to 95 kWh per square meter, depending on the shape of the building. It is interesting to mention that the Ytong low-energetic house spends on average only 40 kWh per square metre, and passive homes, the most economical way of building in the world, can take pride in consuming unbelievable 15 kWh per square metre.

Investicije

Dragan Lazukić



Razgovarala: Tanja Jakovčev

Projekte u Hvaru rade najveći svjetski arhitekti

Nakon uspjele obnove hotela Riva, predsjednik uprave tvrtke "Sunčani Hvar" Dragan Lazukić najavljuje nastavak velikih i finansijski zahtjevnih rekonstrukcija drugih turističkih objekata u vlasništvu tvrtke te pretvaranje grada Hvara u istinski luksuznu destinaciju

Dragan Lazukić, predsjednik uprave "Sunčanoga Hvara", može biti zadovoljan učinkom: tvrtka kojoj je na čelu u jedva godinu dana, otkako je ORCO Property Group preuzeila najveći pojedinačni udio u njoj, dijelom je ili u potpunosti obnovila dva hotelska zdanja, nekoliko manjih ugostiteljskih objekata, jedan kamp i jednu plažu, a uvelike se spremaju novi projekti kojima bi se svih devet hotela u tom najpoznatijem hrvatskom otočkom ljetovalištu rekonstruiralo po najvišim standardima.

- U prvoj zimskoj sezoni uložili smo svih 200 milijuna kuna iz prve faze dokapitalizacije: hotel Riva je novi reprezentativni boutique hotel u samome centru grada, s 12 milijuna eura obnovljeno je 240 soba hotela Amfora koji će do iduće sezone biti u potpunosti dovršen, zajedno s pratećim sadržajima, a namjera nam je cijelu uvalu hotela Amfora pretvoriti u centar za kongresni i wellness turizam. Vjerujemo kako će kompleks Amfore, kad sve bude gotovo, biti najkvalitetniji centar takvoga tipa turizma. Plaža Bonj predstavljena je javnosti iako ćemo na njoj u suradnji s konzervatorima i predstavnicima grada (jer je riječ o povijesnom i kulturnom spomeniku) još raditi. Nekadašnji hotel Adriatic, danas Adriana, otvorit će

se krajem godine s kategorizacijom visoke četiri zvjezdice i bit će ujedno i vrlo luksuzni "spa" centar, a tu je i kamp Vira koji ima najvišu kategoriju.

Dosta je polemike u medijima bilo oko plaže Bonj, odnosno cijene koju bi gosti trebali platiti za kupanje?

- Priča je bila malo prenapuhana: naravno da se svi mogu slobodno kupati i da nitko ne mora platiti 600 kn za ulaz na plažu, ali postoje neke pogodnosti, standardizirane usluge koje žele pojedini gosti i njima se te pogodnosti naplaćuju. Diferencijacija usluga i cijena u turizmu je nužna i ako postoje ljudi koji žele tretman primjeren njihovom statusu, ne vidim zašto im se ne bi udovoljilo, posebno zbog toga što se Hvar promovira kao luksuzna destinacija. Komentari su uglavnom pozitivni, mnogim je ljudima drago što se s tom plažom konačno nešto počelo raditi. Ima još dosta posla oko Bonja, na koncu, to je građevina povjesne vrijednosti iz 1930. koja nikada nije završena, a mi u suradnji s konzervatorima i gospodom Sponza, kćerij arhitekta koji je Bonj projektirao, radimo na njenom završetku. ORCO u svim projektima koje radi, od Budimpešte do Praga, surađuje sa svim relevantnim institucijama vezanima za očuvanje baštine jer, u krajnjoj



Plaža Bonj spomenik je kulture/Bonj beach is a heritage monument

liniji, svaka pravilna i kvalitetna intervencija dodaje vrijednost. I svi projekti koje tek planiramo bit će usklađeni sa stručnim institucijama, od urbanista do konzervatora. Mogu se samo pohvalno izraziti o suradnji s konzervatorima u Splitu jer su veliki stručnjaci koji znaju mjeru između zaštite i razvijanja kako bi kulturni spomenici živjeli s ljudima, a ne ostali zamrznuti u vremenu. Ono što sigurno ne želimo jest doći i nametati svoj stil gradnje.

Što je s novim projektima, što je osim završetka obnove Amfore zacrtano kao cilj do sljedeće sezone?

- Ove zime radimo kompletno renoviranje hotela Palace u suradnji s Jerkom Rošinom koji je već radio na tom projektu prije nekoliko godina te ponovno Konzervatorskim odjelom. U Palaceu želimo doći do kategorizacije od pet zvjezdica, ali ćemo zadržati duh postojećeg Palacea. Ono što je možda manje ekonomski bitno za "Sunčani Hvar", ali je vrlo važno za Hvar, jest izgradnja podzemnih garaža kod hotela Amfora, čime će se riješiti veliki ljetni problem grada. Na kraju sezone krećemo s ambicioznim projektom rušenja i ponovne izgradnje nekih hotela. Već ove zime rušit ćemo četiri hotela – Delfin, Bodul, Galeb i Sirenu. Projektiranje hotela i okolnih prostora prepusteno je renomiranoj američkoj tvrtki za arhitekturu i urbanizam "Robert Stern Architects" - Robert Stern je dekan za arhitekturu na sveučilištu Yale, a u njegovome njujorškome uredu radi 200 arhitekata, s nebrojeno mnogo velikih projekata u cijelom svijetu. Inače je princip ORCO-a da na velikim projektima radi s velikim imenima arhitekture. Trenutno radimo i s jednim od najpoznatijih svjetskih arhitekata, Danielom Libeskindom čije je rješenje memorijalnog centra Ground Zero pobijedilo u svjetskoj konkurenциji, a za ORCO radi na projektu Zlota 44, luksuznome neboderu u centru Varšave.

Kako bi trebali izgledati novi objekti?

- Rješenja za većinu već postoje, ali se sada usklađuju ili dorađuju. Hotel koji će niknuti na mjestu Delfina imat će pet zvjezdica zbog njegove izuzetne pozicije, a namjeravamo ga graditi u "contemporary" duhu, ali svakako uklopljena u arhitekturu grada s modernim interijerima. Oko rušenja sadašnjega hotela Bodul postoji apsolutni konsenzus, a novi će kapaciteti biti kategorizirani s tri zvjezdice jer doista želimo imati diferenciranu ponudu

koja će zadovoljiti više platežnih razreda. Naravno, svi će novi kapaciteti, bez obzira na broj zvjezdica, biti kvalitetniji, pa tako i Sirena, jedan vrlo kompleksan projekt smješten u prekrasnoj vali koji će funkcionirati kao samostalni "resort". Naravno, i tu je nužno graditi novi objekt jer se za kategoriju od "4+" zvjezdice ne može adaptirati postojeći. Galeb će biti zgrada apartmanskoga tipa, a cilj nam je obiteljski tip turizma.

Evidentno je da ćete realizacijom ovih projekata podići razinu kvalitete i smještaja u Hvaru. Kakvu reakciju tržišta očekujete?

- Četiri zvjezdice su u ovome trenutku najtraženija kategorizacija u svijetu, a držimo da u Hrvatskoj ionako nedostaje takvih kapaciteta. S druge strane, klijenti koji koriste resurse najviše kategorije ne dolaze "preko noći": to je proces koji traje. Zato su svi naši projekti tako osmišljeni da se u njima bez većih intervencija u dogledno vrijeme može dobiti i peta zvjezdica. Očekujemo da će za sedam do deset godina Hvar postati destinacija s pet zvjezdica.

U prvim predstavljanjima planova za "Sunčani Hvar" govorilo se o dovođenju velikih hotelskih lanaca koji bi upravljali pojedinim hotelima. Hoće li se i to realizirati?

- U ovome trenutku teško je privući bilo koji veliki svjetski lanac jer oni uglavnom bježe od manjih sredina, a postojeći hoteli prije obnove ili gradnje ne mogu ispuniti njihove kriterije. Ono čemu se okrećemo su manje organizacije koje okupljaju luksuzne kapacitete, kao što je grupacija "Small Luxury Hotels" u koju je hotel Riva ušao i prije otvaranja, na što smo izuzetno ponosni. Njihovi su kriteriji vrlo strogi – od ispunjavanja određenih arhitektonskih normi i zanimljivoga dizajna, preko razine usluge do posebnosti smještaja i dodatne ponude u odnosu na ostale hotele, a vrlo strogo procjenjuju uklopjenost hotela u život prostora oko njega, što mislim da smo s Rivom postigli.

ORCO često predstavlja i eko projekte, a u okviru grupe postoji i tvrtka koja se bavi ekološkim izvorima energije. Koliko će od toga biti implementirano u "Sunčanome Hvaru"?

- To je vrlo široka i zanimljiva tema. Konkretno: kamp Vira

Investicije



Interijer nedavno obnovljenoga hotela Riva/
Interior of the recently renovated hotel Riva

je pokriven solarnim ćelijama i prvi je "zeleni" projekt "Sunčanog Hvara", hotel Amfora bi cijelokupnim svojim krovištem trebao biti pokrivan solarnim fotonaponskim ćelijama, a tako bi se grijala voda i proizvodila električna energija. Ovdje je bitno naglasiti ovisnost grada i otoka o električnoj energiji s kontinenta - nije samo stvar u uštedi na troškovima energije, nego i u potrebi smanjenja ovisnosti o energetskoj mreži koja je prema otočima dosta nestabilna. S predstavnicima Hvara razgovaramo o sanaciji smetlišta kojom bi se mogla dobivati biomasa za proizvodnju električne energije. Naravno, na Hvaru je nemoguće koristiti energiju vjetroelektrana pa nam je najzanimljivija solarna energija. No, tražimo i neke druge slične projekte na kontinentu. U okviru ORCO grupe ušli smo u joint venture tvrtku T-O Green Europe koja ima bogato iskustvo sa svim alternativnim izvorima energije i kroz sve nove projekte u Europi vrlo se pomno apliciraju ekološka rješenja. U Češkoj blizu Praga gradi se cijelo jedno selo s 850 kuća i svim pratećim sadržajima koje će u potpunosti biti orientirano na alternativne izvore energije. Libeskindov neboder u Varšavi, s visinom od 194 metra najviša rezidencijalna zgrada u Europi, bit će primjer ekološke gradnje gdje se ušteda predviđa posebnom vrstom stakla koja će apsorbirati sunčevu energiju...

Kako bi Hvar, prema vašim prognozama, trebao izgledati kao mjesto za odmor za, recimo, deset do petnaest godina?

- Neminovno je da će doći do promjene u strukturi gostiju. Na otoku i u gradu nudit će se puno širi spektar uslu-

ga, pri čemu ne mislim samo na "Sunčani Hvar". Grad tu ima vrlo bitnu ulogu i morat će infrastrukturom podržati ta nastojanja jer gosti Hvara još uvijek traže ponudu koja bi bila adekvatna njihovim potrebama i očekivanjima. Ali u petnaest godina Hvar može dostići slavu i utjecaj jednog svjetski poznatog mondenog ljetovališta, primjerice Saint-Tropeza. Vrlo je bitno pritom sačuvati posebnost Hvara, ali vidim da su sve relevantne institucije u gradu, županiji i državi izuzetno svjesne te potrebe i mislim da, vezano za devastaciju prostora Hvara, nema straha.

Turizam je vrlo "labilna" grana gospodarstva, podložna kojekakvim vanjskim utjecajima. Kako ocjenujete stabilnost svoga ulaganja u Hrvatskoj i što biste preporučili ulagačima u Hrvatsku?

- Hrvatska je trenutni turistički hit u svijetu i u ţizi je interesa ne samo turista nego i ulagača. No, to neće dugo trajati. Ovih nekoliko godina se mora iskoristiti kako bi se u svjetskoj javnosti stvorio imidž Hrvatske koji će se održati i kad prođe "moda". Najbitnija je stvar za hrvatski turizam produljenje sezone: kad sezona traje dva, dva i pol mjeseca, naravno da je turizam podložan eksternim utjecajima, od kišnog ljeta do Svjetskog prvenstva u nogometu. Zato treba raditi na konstantnijoj razini usluga, stvoriti ponudu koja će privući ljudе da se vrate. Ono u čemu Hrvatska ne oskudijeva, prirodne ljepote i očuvanost krajolika, treba znati zadržati odnosno razvijati se tako da se to ne ugrozi. Ali, kao što sam već rekao, mislim da je svijest ljudi ovdje na vrlo visokom nivou i da nema opasnosti da bi se hrvatska obala mogla pretvoriti u nešto što nikome ne bi odgovaralo.



Novi boutique hotel zamišljen je kao intiman
i provokativan/The new boutique hotel is
planned as intimate and provocative place

Investments



Written by: Tanja Jakovčev

Top World Architects Designing in Hvar

After the successful renovation of hotel Riva, the chairman of the board of the "Sunčani Hvar" company Dragan Lazukić announces the continuance of big and financially demanding reconstructions of other tourist facilities owned by the company and turning the town of Hvar into a truly luxurious destination

Dragan Lazukić, the CEO of "Sunčani Hvar" can be pleased with the results: the company he is heading, after the ORCO Property Group took over the biggest individual share in it, partly or completely renovated two hotels, a few smaller catering establishments, one camp and one beach and all of that in less than one year. Now they are preparing new projects in order to reconstruct all nine hotels ac-

cording to the highest standards in this most famous Croatian island resort.

- During the first winter season we invested all of the 200 million kunas from the first phase of capital increase: hotel Riva is the new representative boutique hotel in the centre of town. We invested 12 million euros to renovate 240 rooms in the hotel Amfora that will by next season be completely finished together with all the



Dizajn Rive potpisuje londonski studio Jestico&Whiles/Design of Riva is the work of London design studio Jestico&Whiles

auxiliary facilities and it is our intention to turn the whole bay of the hotel Amfora into a centre for congress and wellness tourism. Upon finishing we believe that Amfora complex will be the centre of the highest quality for this type of tourism. Bonj beach was already presented to the public although we will still be working on it with the help of expert conservators and representatives of the town (because this beach is a cultural and historical monument). What was once known as hotel Adriatic is today hotel Adriana and it will be opened by the end of this year. It will be a four-star hotel and a very luxurious spa centre. Also, there is camp Vira that has the highest category, too.

There was a lot of controversy in public about beach Bonj, that is about the price the guests should pay for entering?

- The story was blown out of proportion: of course everybody may freely swim and nobody has to pay 600 kunas in order to enter the beach, but there are certain advantages, standardised services that certain guests want and we have to offer and charge these services. The differentiation of services and prices is necessary in tourism and if there are some people that want a treatment adequate to their status, I don't see why we couldn't please them, especially because Hvar is promoted as a luxurious destination. Comments are mostly positive, a lot of people are pleased to see something finally being done with that beach. There is still a lot of work to be done around Bonj: after all it is a historical monument from 1930 that was never finished and we are now working to finally finish it in cooperation with the conservators and Mrs Sponza, the daughter of the architect that designed Bonj. In our projects from Budapest to Prague ORCO group always cooperates with all the relevant institutions connected with preserving cultural heritage because somewhere down the line each properly done and quality intervention adds value to the property. And all of our projects which are just in the makings are coordinated with specialised institutions, from town planners to conservators, and I can only say the best about the conservators in Split because they are great experts that know the balance



between protection and development in order for the cultural monuments to live in harmony with people and not get frozen in time. What we certainly do not want is to come and impose our style of building.

What about new projects, besides terminating the renovation of Amfora, what else is scheduled for next year?

- This winter we are completely renovating hotel Palace in cooperation with Jerko Rošin that already worked on this project a few years back, and once again in co-operation with the Conservatory Department. When it comes to Palace, our wish is to make it into a five-star hotel, but also to keep the spirit of the existing Palace. The thing that might seem economically less important for "Sunčani Hvar", but very important for Hvar is building underground garages near hotel Amfora which will solve a big problem in the town during the summer. At the end of the season we are starting an ambitious project of tearing down and rebuilding some hotels. Already this winter we will be tearing down four hotels – Delfin, Bodul, Galeb and Sirena. The task of designing the hotel and surrounding areas is given to the renown American firm for architecture and urbanism "Robert Stern Architects" – Robert Stern is the dean for Architecture studies on Yale University and his New York office employs 200 architects with a countless number of big projects all over the world. The basic principle of the ORCO group is the employment of the most famous names in architecture for big projects. Currently we are working with one of the most famous architects in world, Daniel Libeskind whose solution of the memorial centre Ground Zero won in a competition gathering architects from all over the world, and for ORCO he is designing Zlotta 44, a luxurious skyscraper in the centre of Warsaw.

How are these new buildings supposed to look like?

- For most of these buildings solutions already exist, but they are now being adjusted and processed. The hotel that will appear on the place of Delfin will have five stars because of its extraordinary location and we intend to build it in contemporary style but it will definitely



have to fit in with the architecture of the town, only it will be equipped with modern interiors. When it comes to tearing down what is today known as hotel Bodul we achieved a complete consensus, and the new capacities will have three stars because we really want to have a diverse offer that will please several social levels. Of course, all the new capacities, regardless of the number of stars, will have higher qualities than before. This also includes Sirena, a very complex project situated in a beautiful bay that will function as a private resort. Of course, even here we need to build a new building because to get the "4+" category we cannot just adapt the existing one. Galeb will be a building with suits, and the aim there is to achieve family type of tourism.

It is evident that by the realisation of this project you will upgrade the level of quality and accommodation in Hvar. What kind of a reaction from the market are you expecting?

- At this moment four stars are the most wanted category in the world and it is our opinion that in Croatia there is a lack of these capacities. On the other hand, clients that use the resources of the highest category don't come "over night": this is a lasting process. This is why all of our projects are designed in a way to achieve five-stars categorisation in a short period of time without bigger interventions. We expect that in seven to ten years Hvar will become a five-star destination.

During the first presentations of plans for "Sunčani Hvar" there was some talking about bringing in big hotel chains to run certain hotels. Will this be realised?

- At this moment it is hard to draw in any big world chain because they mostly avoid small towns, and the existing hotels, prior to renovation or construction, cannot fulfil their criteria. We mostly turn to smaller organisations that gather luxurious capacities like the "Small Luxury Hotels" and even before the opening hotel Riva became a member of this organisation which we are very proud of. Their criteria are very strict – from fulfilling certain architectonic norms and bring fresh designs to additional offers in relation with other hotels. Also, they

are very strict while evaluating the integration of the hotel in the living space around it, which I believe we accomplished with Riva.

ORCO frequently presents eco-projects and as a part of the group there is also a company that deals with ecological energy sources. How much of that will be implemented in Hvar?

- This is a very wide and a very interesting topic. Concretely: camp Vira is covered in solar cells making it the first "green" project of "Sunčani Hvar", and the entire rooftop of hotel Amfora should be covered in solar and photovoltaic - it would be used for heating water and producing electric energy. It is important to emphasise the dependence of the town and the island on electrical energy from the mainland – therefore, this is not just a question of saving money on energetic expenses, but also the need to reduce the dependence on the energetic network that is very unstable when it comes to the islands. Currently we are talking to representatives from Hvar about the recovery of the rubbish dump that would enable the production of biomass that could be used for the production of electrical energy. Of course, it is impossible to use the energy of the wind in Hvar so the most interesting energy for us is solar energy. But we are also searching for similar projects on the mainland. Orco group also became a part of the joint venture company T-O Green Europe that has a rich experience when it comes to all alternative power sources and through many new projects they accurately apply ecological solutions. In Czech Republic, near Prague there is a whole new village with 850 houses and the accompanying facilities being built completely oriented towards alternative power sources. Libeskind's skyscraper in Warsaw, being the highest residential building in Europe with 194 meters, will be an example of ecological building where saving is predicted by using a special kind of glass that would absorb solar energy.

According to your prognosis how should Hvar look like as a resort in ten to fifteen years time?

- It is inevitable that there will be changes in structures

Investments



Hvar bi za deset do petnaest godina mogao postati
novi Saint-Tropez/Hvar could in ten to fifteen years time
become the new Saint-Tropez

of guests. A lot wider spectrum of services will be offered on the island and in the town, and here I am not just talking about "Sunčani Hvar". The town has a very important role in this process - it will have to support these efforts by building the infrastructure because the guests in Hvar are still searching for an offer that would be more adequate for their needs and expectations. But in fifteen years time Hvar will achieve the fame and the influence of one worldwide known and fashionable resort, for example of Saint-Tropez. It is very important that along the way we preserve the special features of Hvar, but I see that all the relevant institutions in the town, the county and the state are extremely aware of this need and I believe that there is no fear when it comes to devastation of space in Hvar.

Tourism is a very unstable branch of economy, influenced by all kinds of impacts. How do you evaluate the stability of your investment in Croatia and what would you recommend to investors in Croatia?

- Croatia is a current tourist hit in the world and it is the centre of interest not just for tourists but also for investors. But, this will not last long. We must take advantage of the following few years in order to create in the wider public an image of Croatia that would maintain itself even when Croatia becomes "out of fashion". The most important thing for Croatian tourism is expanding the season: when a season lasts two, two and a half months, of course the tourism will be influenced by all to extreme impacts, from a rainy summer to the World Championship in Football. That is why one needs to continue to work on a more constant level of services, to create an offer that would attract people to come back. Croatia does not lack in natural beauties and environmental preservation and therefore one needs to know how to keep this, how to develop it in a way not to endanger it. But as I already said, the consciousness of people here is on a very high level and there is no danger of turning the Croatian coast into something that nobody would like.

Avantura



Piše: Tanja Jakovčev Foto: Hrvoje Paštar / www.venus-diving.com

Zov velikog plavetnila

Hrvatsko podmorje ne pruža adrenalinske injekcije susreta s opasnim morskim predatorima, ali pruža nezaboravno lijepo prizore: roniocima su najzanimljiviji uroni na mesta koja obiluju biljnim i životinjskim svijetom, a popularno je i ronjenje oko olupina

Raskošne gorgonije, samosvjesni koralji, stotine vrsta riba, mekušaca, negostoljubive hridi i tajanstvene dubine, olupine i starine koje je morska voda dijelom konzervirala, a dijelom obradila vlastitim "alatima" od valova i soli... Sve je to roniocima na dlanu. Hrvatska obala Jadrana sa svojih tisuću otoka, otočića i hridi skriva podmorje bogato ljepotama koje nikoga ne ostavljuju ravnodušnim, a tko je jednom uzeo masku i zaronio na makar i najmanju dubinu, osjetio je zov jednoga od najatraktivnijih sportova uopće. Ima nešto sasvim osobno i nedokučivo u trenutku kad čovjek mijenja svoj prirodnji medij za onaj koji mu je dotad bio poznat samo iz dokumentaraca, u kojem je lagan, ali nespretan, prirodno nesposoban i u kojem sve izgleda potpuno drugačije. Ronioci, najčešće kažu, ispod površine traže mir, davno izgubljen tamo "gore". I nalaze ga.

Hrvatsko je podmorje na Mediteranu najzanimljivija ro-

nilačka destinacija pa je, iako Jadran ne može zasjeniti vrhunske atrakcije poput Maldiva ili Crvenoga mora, sve više onih koji dolaze uživati u ronjenju u Hrvatskoj i koji jastoga više vole vidjeti u rupi nego u loncu. Ronilački centri su bitan dio hrvatske turističke ponude, a iz godine u godinu sve je veći broj polaznika tečajeva "scuba" ronjenja (s bocama). Pritom treba razlikovati ronilačke klubove od ronilačkih centara: klubovi su udruge građana, a centri tvrtke ili obrti ovlašteni za edukaciju ronilaca. Stoga bi svaki početnik u ronjenju trebao potražiti ronilački centar i ovlaštene instruktore (s obaveznom iskaznicom Hrvatskog ronilačkog saveza i potvrdom jedne od međunarodno priznatih organizacija) kako bi tamo naučio osnove ronjenja.

Obvezna dozvola

U ronjenje s bocama ne treba se nipošto upuštati bez položenoga osnovnog tečaja, čiji polaznik po završetku do-

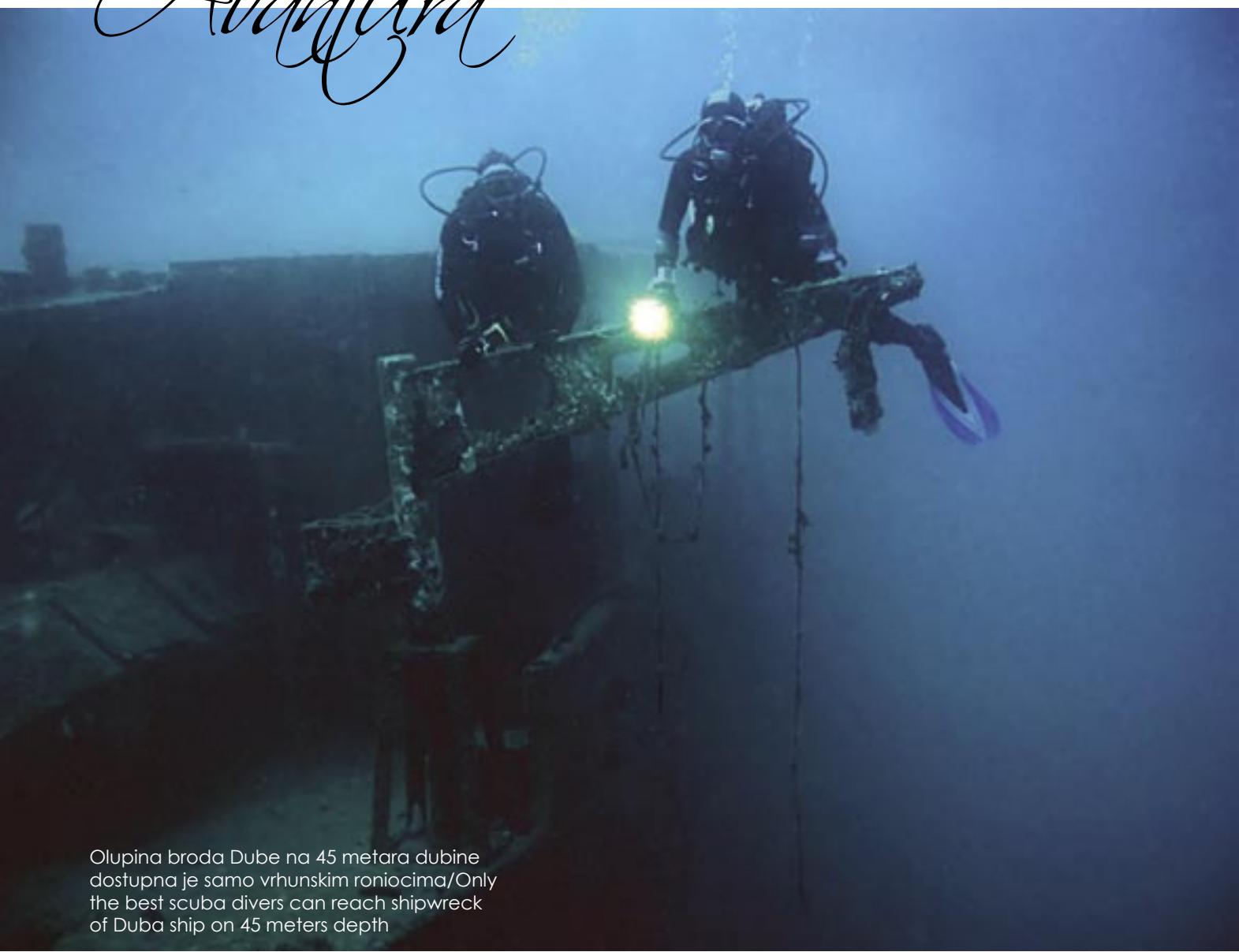
Špilja Zmajevo oko
na južnoj strani
Brača/The cave of
Zmajevo oko on the
south side of Brač



biva titulu "Ronilac otvorenih voda" i dozvolu za ronjenje do 20 metara dubine. Nakon tog prvoga, postoje još dva osnovna stupnja za ronioce koji žele naučiti više - objasnio nam je Ivica Žižak, ronilački instruktor i vlasnik u ronilačkog centra "Resnik". Tečaj najčešće košta između tisuću i dvije tisuće kuna, a za početak se ne mora ni investirati u skupu opremu jer centri uglavnom imaju svu potrebnu opremu za ronjenje. U nju se ubrajaju maske, peraje, odijelo, "čizmice" ili "čarape", rukavice, olovo te tzv. "scuba unit" - kompenzator plovnosti (odnosno prsluk koji se poput mijeha može napuhati ili ispuhati stabilizirajući ronioce pod vodom), zatim regulator – uređaj kroz koji se diše, manometar, ronilački kompjuter ili sat, tablica i dubinomjer te konačno boce koje mogu biti napunjene zrakom ili nekim drugim smjesama plinova (najčešće tzv. nitrox – smjesa dušika i kisika) koje obično koriste iskusniji ronioci i oni s odgovarajućim tečajem za nitrox (za sigur-

nije ronjenje na većim dubinama). Svaki bi polaznik ronilačkog tečaja, naglašava Žižak, trebao "zaviriti" među opremu centra i procijeniti je li ona suvremena ili zastarjela: - U ronjenju se stvari prilično brzo mijenjaju i tehnologija stalno napreduje. Današnji moderni tečajevi, njihovi teoretski dijelovi, vrlo su zanimljivi i dinamični prvenstveno zahvaljujući PADI-ju (najvećoj međunarodnoj ronilačkoj organizaciji) koji je osmislio izvrsne DVD-ove i priručnike i upravo su oni u najširoj primjeni u svijetu – govori Ivica. No, na svakom je tečaju puno više vremena posvećeno praktičnim uronima negoli "znojenju" u klupama. Ljetni su dani najbolji za učenje ronjenja, pa i općenito za ronjenje jer je more tada optimalne temperature. Valja priznati da Jadran, iako se kupaćima ljeti čini vrlo ugodnim, nije tako toplo more za ronioce jer postoje velike razlike u temperaturi između površine i dubina od 15-20 metara ili većih. Zato su odijela i kapuljače gotovo obvezni, a zaštita za

Avantura



Olupina broda Dube na 45 metara dubine dostupna je samo vrhunskim roniocima/Only the best scuba divers can reach shipwreck of Duba ship on 45 meters depth

ruke i noge je također vrlo bitna: more, naime, brzo razmoći kožu pa je mogućnost dubokih ozljeda na oštrome stijenju puno veća. Usprkos tome i pričama o dekompreziskoj bolesti koja može ugroziti život nepažljivog ronioca kad prenaglo izroni, naš sugovornik je uvjeren da je opasnije voziti po nekim našim cestama nego zaroniti. Nарavno, pod uvjetom da se držite striktnih ronilačkih pravila - nediscipliniranim avanturistima ovdje nema mjesta.

Čarobne špilje

A sama avantura ronjenja u Jadranu pripada u red umjerenih i nepogibljenih. Ovdašnje podmorje ne pruža adrenalinske injekcije susreta s opasnim morskim predatorima ali pruže nezaboravno lijepo prizore: roniocima su najzanimljiviji uroni na mesta koja obiluju biljnim i životinjskim svijetom, a najatraktivnije lokacije za ronjenje, tvrdi vlasnik ronilačkoga centra Resnik, nalaze se na srednjem i južnom Jadranu. – Na sjevernom Jadranu, u Istri i podmorju oko Lošinja, ima dosta lokacija zanimljivih za one koji vole roniti na olupinama, ali, kako nisam ljubitelj takvih ronje-

nja, puno su mi draži srednji i južni Jadran, između ostalog i zbog veće vidljivosti, prozirnosti mora – govori ovaj iskusni profesionalac koji je preronio mnoštvo ronilačkih punktova duž cijele obale i otoka. Najdraži su mu Biševo i Vis, zbog njihovih špilja: - Zelena špilja na Visu čarobno je mjesto jer, ako zaronite u nju u pravo doba dana, oko podne, kroz rupu u svodu u nju ulazi zraka sunca koja je čini nestvarno zelenom. Na Visu ima mnoštvo prekrasnih podmorskih "zidova", klifova obrastih gorgonijama, čak i jedan potonuli avion koji je, doduše, preduboko za rekreativno ronjenje. S druge strane, pitanje je kakvo je stanje podmorja u našim nacionalnim parkovima i da li je dovoljno zaštićeno podmorje u našim nacionalnim parkovima – kaže Žižak, potvrđujući time poznatu činjenicu da je, zaštitnim propisima unatoč, u praksi teško stati na kraj svima koji zloupotrebljavaju prirodna bogatstva hrvatskog podmora.

Najčešće se ipak zadržava u "svojem" akvatoriju u okolini Trogira i Splita, a u tom je dijelu podmorja najviše toga pronašao na južnom dijelu Šolte koja je, tvrdi, još po-



prilično divla i neistražena ronilačka lokacija. Najbolje je doba dana za uron podne zbog dobre vidljivosti, ali noćni zaroni znaju biti posebno uzbudljivi zbog drugačijih noćnih navika podmorske faune – neki su grabežljivci aktivniji, neke ribe „spavaju“, odnosno toliko su mirne da im se može sasvim prići...

Pitoma hobotnica

I morske se životinje, vjerovali ili ne, može pripitomiti, pa većina instruktora ima svoje tajne punktove kamo odvodi grupe kako bi se „družili“ s određenom hobotnicom ili jastogom, primjerice. No, sve češći krivolovci koji prate organizirane grupe ronilaca u „posjetu“ morskoj fauni, pronalaze životinje koje se ne boje ljudi i bez ikakvih ih skrupula ubijaju podvodnom puškom. – Tako smo se sprijateljili s jednom mamom hobotnicom koja je u rupi ležala na jajima i sve je bilo u redu dok nas jednom nije vidio neki od podvodnih ribolovaca. Sljedeći puta kad smo došli do toga mjesta, vidjeli smo samo ronioca s puškom kako izvlači hobotnicu na brod. Naravno, hobotnicu više

nismo vidjeli – govori vlasnik Diving centra Resnik koji zbog ovakvih događaja nerado govori o lokacijama gdje su pitome životinje, a tvrdi da se čak i ribi u očima prepoznaže kad je prestrašena, a kad spremna za ljudsko društvo. Inače, pravilnik o podvodnom ribolovu strogo zabranjuje podvodni ribolov sa "scuba" opremom, odnosno boca-ma za ronjenje. Ronioce pak najviše ugrožava neodgovorno ponašanje nautičara koji ignoriraju plutače i zastave kojima se obavezno obilježava mjesto urona. Neke ljubitelje brzina na moru, neupoznate s pomorskim pravilima ponašanja, čak privuče oznaka urona pa se baš zbog nje približavaju, što je iznimno opasno za ronioca. Na kraju, svatko tko se želi baviti ronjenjem trebao bi biti relativno zdrav: astmatičari i srčani bolesnici ne bi se smjeli izlagati ovome atraktivnom, ali zahtjevnom sportu, a isto vrijedi i za one koji se vole „proveseliti“ - mamurluk, dehidracija i zaroni na većim dubinama vrlo su rizični u kombinaciji. Svi se ostali mogu bez straha, samo uz stručnu pomoć, prepustiti velikom plavetnili: ljubav na prvi pogled je neizbjježna.



Adventure

Into the Big Blue

The Croatian submarine world does not offer adrenalin injections of contact with dangerous sea predators, but it provides unforgettable beauty: according to divers, the most interesting places for diving are locations abundant in submarine fauna and flora and diving around shipwrecks

Written by: Tanja Jakovčev

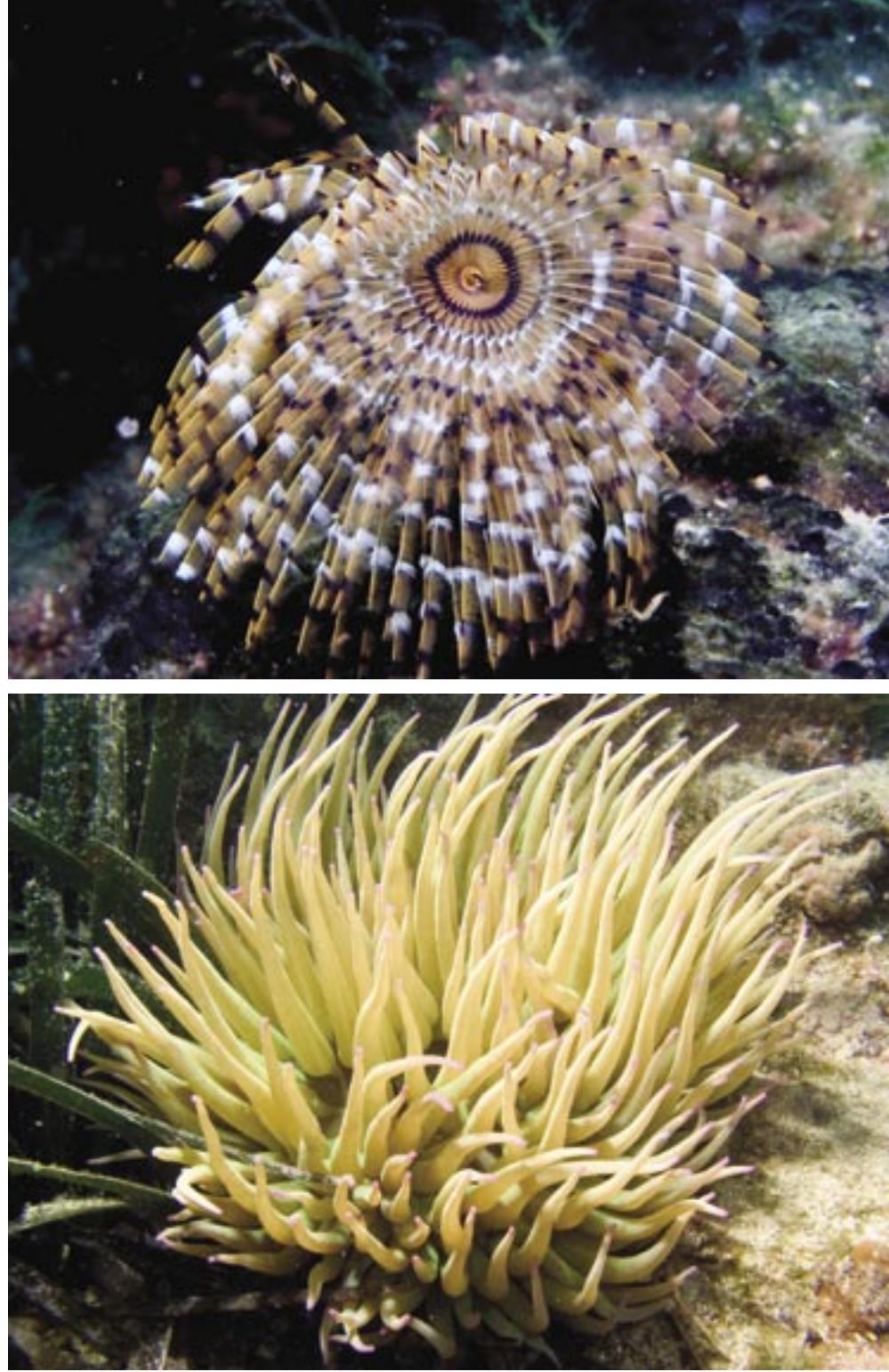
Photographs by: Hrvoje Paštar / www.venus-diving.com

Splendid gorgonians, unique corals, hundreds of thousands of fish species, molluscs, inhospitable reefs and mysterious depths, shipwrecks and antiquities that the seawater partly conserved and partly processed with its own "tools" of waves and salt... Divers have all of this on the palm of their hands. The Croatian Adriatic coast with its thousands of islands, islets and reefs hides a submarine world enriched with beauties that have to make an impact on everybody, and those that at least once took a mask and dived even on the smallest depth, felt a calling of one of the most attractive sports. There is something entirely personal and inapprehensible in the moment when one changes its natural medium for a medium one previously could only see in documentaries, in which one is completely

light but clumsy, naturally disabled and where everything looks completely different. Under the surface, as it is often said, divers search for the peace they long lost "up there". And they find it. Croatian submarine world is the most wanted spot for diving on the Mediterranean so, although the Adriatic cannot outshine top attractions like Maldives or the Red Sea, there are more and more of those that enjoy coming to dive in Croatia and that prefer seeing a lobster hiding in a hole rather than in a pot. Diving centres are an important part of Croatian tourist offer, and year after year there is an increasing number of people attending scuba diving courses. At the same time it is very important to distinguish diving clubs from diving centres: clubs are civilian associations and centres are companies or trades licensed for divers'



Čarobna Zelena špilja na Visu/
The magical Green cave on Vis



education. Therefore any beginner in diving should search for a diving centre and licensed instructors (with an obligatory Croatian Diving Association identification card and with a verification of at least one of the internationally recognized organisations) in order to learn the basics of diving.

Obligatory Licence

One shouldn't in any way indulge in scuba diving without having passed the basic diving course, whose attendant upon finishing it receives a title of "deep sea diver" and a licence for diving up to 20 meters in depth. After that first stage there are two other basic stages for divers that wish to learn more – as explained by Ivica Žižak, a diving instructor and the owner of the diving

centre "Resnik". The course most often costs between one and two thousand kunas, and one does not need to invest in expensive equipment in the beginning because these centres usually have all the necessary diving equipment that includes masks, fins, diving-suits, "boots" or "socks", gloves, lead and the so called "scuba unit" – buoyancy compensator (waistcoat that can inflate or deflate like bellows stabilising the diver under the water), respiratory device, air-pressure gauge, diving computer or watch, table and echo-sounder, and finally the tanks that can be filled with air or some other mixture of gases (most frequently the so called nitrox – a mixture of nitrogen and oxygen) that are usually used by more experienced divers that passed a matching course for nitrox (for more secure diving at bigger depths). Žižak

Adventure



emphasizes that every course attendant should "peek" into the centre's equipment and estimate whether it is modern or out-of-date: - In diving things change pretty fast and the technology is constantly developing. Today's modern courses, their theoretical parts, are very interesting and dynamic first of all thanks to PADI (biggest international diving organisation) that developed excellent DVDs and manuals which are of the biggest use in the world – says Ivica. But, every course dedicates a lot more time to practical dives rather than to "sweating" in the school. Summer days are the best for learning how to dive and for diving in general because the sea is of an optimum temperature. It needs to be said that the Adriatic, as it may seem to the swimmers during the summer, is not such a warm sea to dive in because of great differences in temperatures from the surface to depths of some 15-20 metres or bigger. This is why suits and hoods are almost obligatory, and protection for the feet and hands is also very important: the sea quickly soaks the skin so the possibility of heavier injuries on rough rocks is a lot bigger. Despite this and despite the stories about decompression illness that may endanger the life of a careless diver while emerging too fast from

the sea, our collector is convinced that it is much more dangerous to drive on some of our roads rather than taking a dive. Of course, under the condition one goes by the strict diving rules – undisciplined adventurers don't belong here.

Magical Caves

The sole adventure of diving in the Adriatic is considered to be moderate and not life threatening. This offshore does not offer adrenalin injections while facing dangerous sea predators, but provides unforgettable beautiful scenery: according to divers, the most interesting places for diving are locations abundant in submarine fauna and flora and the most attractive locations for diving are, as the owner of the "Resnik" diving centre claims, situated in the Central and South Adriatic. – The North Adriatic, Istria and submarine world around Lošinj have a lot of locations for those that like diving around shipwrecks, but, as I am not a lover of that kind of diving, I prefer Central and South Adriatic, among other things because of greater visibility and transparency of the sea – says this experienced professional that dived in many diving locations alongside the whole coast and islands.

His favourites are Biševo and Vis because of its caves:

- The Green Cave on the island of Vis is a magical place because if one dives into it at the right time of day, around noon, the opening on the ceiling lets inside just enough sunrays to make the cave surreally green. On the island of Vis there are plenty of beautiful submarine "walls", cliffs covered with gorgonians, even one sunk airplane which is at a bigger depth and therefore too deep for recreational diving. On the other hand, one needs to wonder about the state of the submarine world in our national parks and ask itself whether it is protected enough – says Žižak, confirming the well-known fact that, despite of protection regulations, in practice it is hard to put an end to all of those abusing the natural resources of the Croatian submarine world.

However, he most frequently dives in his "own" maritime zone around Trogir and Split, and when speaking about these waters the place where he found the best diving locations is the southern part of the island of Šolta that is, as he claims, still rather wild and unexplored. The best time for diving is noon because of good visibility, but night dives can be especially exciting because of different night habits of the submarine fauna – some predators are more active, some fish "sleep" and are so calm that one can get real close to them.

Tame Octopus

Believe it or not, even sea animals can be tamed, so most of diving instructors have their secret spots where they take their groups to "befriend" with a particular octopus or a lobster, for example. But, more and more fish-poachers tracking organised diving groups "visiting" the sea fauna, find animals that have no fear of people and without any scruples shoot them with a spear-fishing gun. – In this way we befriended with a mum octopus that was sitting on her eggs and everything was just fine until one day a fish-poacher saw us. The next time we came to that spot we just saw a diver with a gun pulling the octopus on the boat. Of course, we never saw the octopus again – says the owner of the "Resnik" diving centre that, because of events like these, rarely speaks about the locations where one may find tamed animals. He even claims that you can tell by the look a fish has whether she is scared or willing for some human company. The regulations of underwater fishing strictly inhibit underwater fishing with "scuba" gear, meaning diving tanks. On the other hand divers are mostly endangered by irresponsible behaviour of yachtmen that ignore buoys and flags that obligatorily mark the dive spot. Some sea speed lovers, unfamiliar with sea behaviour regulations, are even drawn to the marked dive spot so they start approaching it, which is extremely dangerous for divers.

In the end, anybody willing to participate in diving should be relatively healthy: asthmatics and people suffering from heart diseases shouldn't expose themselves to this attractive but demanding sport, and the same goes for those that like to "have some night fun" – hangover, dehydration and diving at bigger depths are a very risky combination. Everybody else can without any fear, but with expert help, dive into the big blue: love at first sight is inevitable.



Gastro



Restoran je smješten na šetnici kraj samoga "mandraća" odnosno lučice/"Le Mandrać" is situated on the promenade next to the "mandrać" - a small port

Istraživači iz Voloskog

U "Le Mandraću" vole riječ "redukcija": tražeći okuse u njihovu što egzaktnijem, koncentriranijem obliku, namirnice se često podvrgavaju različitim tretmanima zahvaljujući kojima na tanjuru možete dobiti i, primjerice "bombon" od koncentrirane gušće jetre. A to je tek početak...

Piše: Aurelija Vukušić Foto: Robert Leš

Arhitektonski studio Randić-Turato bio je nominiran za nagradu Društva arhitekata Hrvatske za uređenje "Le Mandraća"/Architectural studio Randić-Turato was nominated for the Croatian Architects Association Award for designing "Le Mandrać"



Mnogo je primjera koji govore u prilog tezi kako su Istra i Primorje gastronomski najrazvijenija regija Hrvatske. Jedna od najnovijih, ali i najsjajnijih zvijezda na tom gastro nebu je zasigurno "Le Mandrać" u Voloskom kraj Opatije smješten na šetnici kraj samoga "mandraća" odnosno lučice. A ni onaj francuski član "Le" u imenu nipošto nije slučajan: u samo dvije godine postojanja umjetni vlasnici i autori menija "Le Mandraća" Alma i Deniz Zembo od svoga su lokalstvili kulturnu stanicu hedonizma kojoj se klanja svaki ozbiljniji poznavatelj nove "slow" kuhinje u krugu od nekoliko tisuća kilometara (uključujući, primjerice, i Šefove država), svatko kome vrhunac gastronomije nije "kiljanjetine s kapulicom" nego umjetna i tanana igra okusa koje ćete teško degustirati igdje drugdje. Gotovo da nema ozbiljnijega vodiča koji Volosko nije apostrofirao kao elitnu destinaciju za gurmane – od domaćih "100 najboljih hrvatskih restorana" i "Dobrih hrvatskih restorana" (gdje zauzima drugo mjesto među restoranima u cijeloj Hrvatskoj) do austrijskog izdanja "GaultMillau"-a (po kojemu zasluzuje jednu kuvarska kapicu), španjolskoga "Voguea", turističkoga "In Your Pocket" i mnoštva austrijskih časopisa. O "Le Mandraću" se s razlogom priča. No, počnimo od prvih dojmova: za uređenje ovoga prestižnog restorana, arhitektonski studio Randić-Turato bio je preprošle godine nominiran za nagradu Društva arhitekata Hrvatske. Dijelom ostakljeno zdanje (gastro kritičar iz slovenske Mladine nazvao ga je "akvarijem") s modernim interijerom čistih linija na neobičan se način stopilo s okolnim secesijskim građevinama i počelo živjeti svoj gastro život. Koji, da ne bude zabune, nije nimalo modernistički hladan: raspoloženo i vrlo umješno osoblje "ugri-

jat" će atmosferu i prijateljski vas provesti kroz sve tajne neobičnoga jelovnika uz koji, budimo iskreni, ukoliko niste pretjerano vični ovakvima finesama, dobro dođe stručni vodič. No ne bojte se, "Le Mandrać" nije od onih mesta gdje se čovek može osjećati nedoraslo.

Domišljati meni je sezonski (ali i češće) osvježavan svime što se u okolini pruža, od izvrsnog povrća do raskošnih ribljih specijaliteta, ali u sasvim novome "čitanju" koje dopušta okusima da se razmašu i ostanu svoji. U "Le Mandraću" vole riječ "redukcija": tražeći okuse u njihovu što egzaktnijem, koncentriranijem obliku, namirnice se često podvrgavaju različitim tretmanima zahvaljujući kojima na tanjuru možete dobiti i, primjerice, "bombon" od koncentrirane guščje jetre. A to je tek početak...

Najvažnije je, kako kaže Deniz Zembo, imati, dobrog mentora, nekoga tko će vam usaditi ljubav prema kuhanju: - Gastronomija se definitivno nasljeđuje kroz gene, a onda se može učiti i razraditi na viši stupanj. I to na način da se troše deseci tisuća kuna na objedovanja po vrhunskim svjetskim restoranima, kao i kroz kontinuiranu edukaciju i praćenje svjetskih standarda rada u restoranu. Jako je bitno naučiti temelje, sva tehnička znanja pripreme hrane kako bi se budući kuhar mogao dalje razvijati - kaže Zembo koji je temelje dobio u Londonu radeći u restoranima i ujedno pohađajući školu za kuhanje i restauranski menadžment.

Odlučnima će danas u svome restoranu preporučiti jelovnik a'la carte na kojemu se trenutno nalaze pileća pašteta s prepečenim kruhom na marmeladi od luka i sušenih rajčica, sashimi sandwich - sirova riba u lisnatom tjestu s umakom od wasabija, kopra i jogurta, likvidirane kapesante (jakovske kapice) s pjenom od parmezana,



Svi ozbiljniji vodiči apostrofirali su Volosko kao elitnu destinaciju za gurmane/All good guides emphasise Volosko as an elite destination for gourmets



Crna palenta sa škampima i pjenicom od graška kuha se 3 sata/Black polenta served with shrimps and pea foam is cooked for 3 hours



carskim mesom i tekućim peršinom (coulisom), grdobina s polpetom od muzgavaca, bijelim umakom i teriyakijem, pečena teletina s tartufima i portom, ragu od teletine s njokima od tartufa ili, najnoviji ponos - crna palenta koja se kuha 3 sata, a servira se s kvarnerskim škampima, pjenicom od graška i emulzijom od limuna i maslinova ulja... Ovako raskošnoj ponudi dodajte i jednako nesvakidašnje deserte poput rožate s umakom od naranče i ananasa te vrhunski izbor vina i gotovo da od "Mandraća" ne morate tražiti više ništa. Ali pravi istraživači traže, i uвijek nađu još puno više u "degustacijskome" meniju gdje su Zembini jedan do drugoga skrili najveće bisere "Le Mandraća". Mini degustacijski meni nudi četiri slijeda mediteransko-francuskoga "štih-a", puna neočekivanih kombinacija i vrhunskih okusa, svaki dopunjen komplementarnim vinom, a pravi istraživački meni za istinske sladokusce traje koliko traje degustacija devet veličanstvenih slijedova ukom-

poniranih pripadajućim vinima. Evo kako ga sami vlasnici opisuju: - Koncept istraživačkog degustacijskog menua je eno-gastro istraživanje. U njemu prezentiramo trenutnu inspiraciju, kao i sva tehnička znanja kuhanja usvojena kod nas i u svijetu. Unutar slijedova možete se susresti s ekstremnim kombinacijama okusa i tekstura (rožata od foie gras - gušće jetre, pjena od krumpira i tartufa...) koje su namijenjene visoko osviještenim eno-gastro "freakovima" i ovaj menu nije za svakoga – upozoravaju u "Le Mandraću", iako bi svatko barem jednom u životu morao odigrati "igru života" s hranom, nečim što nam u svojim svakodnevnim inačicama i ne predstavlja neku radost. I to svakako u "Le Mandraću" gdje ta igra uvijek rezultira senzacijom za nepce. A onda, tko zna, možda jednom poželite i kod kuće pripremiti juhu od cvjetače s pjenom od kurkume i oštrogom u tempuri ili crnu tjesteninu punjenu ribljim mousseom s pjenicom od limete.

Gastro



Uz jelovnik a'la carte,
pravim je istraživačima na
raspolaganju i degustacijski
meni/Besides menu a'la
carte, real explorers have a
degustation menu to enjoy



Explorers from Volosko

In "Le Mandrać" they like the word "reduction": when searching for tastes in their more exact, concentric shape, groceries are often subjected to different treatments thanks to whom you might even get on your plate, for example, a "candy" made of concentric goose liver. And this is just the beginning...

Written by: Aurelija Vukušić Photo: Robert Leš

There are many examples that go in favour of the thesis that Istria and Primorje are, gastronomically speaking, the most developed regions in Croatia. One of the latest but also the shiniest stars in this gastro sky is surely "Le Mandrać" in Volosko, near Opatija, situated on the promenade next to the "mandrać" - a small port. The French article "Le" is certainly

not there without a reason: in just two years time from opening these skilful owners and authors of the menu of "Le Mandrać" Alma and Deniz Zembo turned their restaurant into a cult station of hedonism that deserves bows from any serious connoisseur of this new "slow" cuisine within several thousand kilometres radius (including, for example, even some heads of state), and not

Gastro



from somebody that considers the climax of gastronomy being "a kilo of roast lamb with green onions" but somebody who likes skilful and delicate game of tastes that is hard to come across elsewhere. It is hard to find a good guide that hasn't emphasised Volosko as being an elite destination for gourmets – from domestic "Top 100 Croatian Restaurants" and "Good Croatian Restaurants" (where it won the second place in competition with restaurants from all over Croatia) to the Austrian edition of "GaultMillau" (according to whom "Mandrać" deserves one chef's hat), Spanish "Vogue", tourist magazine "In your pocket" and many other Austrian magazines. "Le Mandrać" is there for a reason.

But, let's begin with first impressions: two years ago architectural studio Randić-Turato was nominated for the Croatian Architects Association Award for designing this prestigious restaurant. Partly made of glass (gastro critic from Slovenian Mladina called it "the aquarium") with modern interiors of clean lines this restaurant merged with the surrounding secession buildings in an unusual way and started living its own gastro life. But, to make sure there is no misunderstanding, it is not even a bit cold like other modern structures: cheerful and very skilful staff will "heat up" the atmosphere, guide you in a friendly manor through all the secrets of this unusual menu for whom you, let's be honest, might need a guide if you aren't used to these delicacies. But don't be



scared, "La Mandrać" is not one of those places where one feels inadequate.

This ingenious menu is seasonal (but also frequently) refreshed with all that nature provides, from excellent vegetables to splendid fish specialities, but in a whole new "reading" that allows the tastes to flourish but at the same time to remain original. In "Le Mandrać" they like the word "reduction": when searching for tastes in their more exact, concentric shape, groceries are often subjected to different treatments thanks to whom you might even

get on your plate, for example, a "candy" made of concentric goose liver. And this is just the beginning...

The most important thing, as Deniz Zembo says, is to have a good mentor, someone to pass on to you the love for cooking: - Gastronomy is definitely inherited through the genes, and afterwards one may learn and elaborate it further onto a higher level. And one must do all that in a way to spend tens of thousands of kunas on eating in top restaurants, and also through education as well as by following world's restaurant working standards. It is very important to learn the basics, all technical knowledge of preparing food, in order for the future cook to develop further – says Zembo that learned his basics by working in restaurants all over London and at the same time by attending Cooking and Restaurant Management School.

To those more decisive Zembo will offer menu a'la carte which currently consists of chicken liver pate on home made bread with onion and sun-dried tomato marmalade, sashimi sandwich – raw fish in puff pastry with wasaby, dill and yoghurt sauce, liquid st. Jacques with parmesan foam, pork belly and parsley coulis, monkfish with octopus burger, beurre blanc and teriyaki, roasted fillet of veal with truffle and porto sauce, veal ragu with truffle gnocchi or their latest pride – black polenta that is cooked for 3 hours and served with Kvarner shrimps, pea foam with lemon and olive oil emulsion. And when adding up equally unusual deserts like caramel pudding with orange and pineapple sauce and top quality wi-

nes to this magnificent offer, there is practically nothing left to ask from "Mandrać". But true explorers seek and always find a lot more in the "degustation menu" where the Zembo family hid the biggest pearls of "Le Mandrać". Mini degustation menu offers four sequences of Mediterranean - French flavour, full of unexpected combinations and supreme tastes, each supplemented with complementary wine, and the real exploration menu lasts for true gourmets as long as it takes to sample nine majestic sequences fulfilled with pertaining wines. This is how the owners themselves describe it: - The concept of the exploration menu is an eno-gastro exploration. Through our menu we present our instantaneous inspiration, as well as all technical knowledge acquired in Croatia and all around the world. When following the exploration sequences one may encounter extreme combinations of tastes and textures (pudding from foie gras – goose liver, potato and truffle foam) intended for highly conscientious eno-gastro "freaks". This menu is not for everybody – as they warn in "Le Mandrać", although everybody should at least once in their life play "the game of life" with food, something that we normally do not perceive as especially joyous event. And you should by all means do this at "Le Mandrać" where this game always results in sensation for senses. And then, who knows, perhaps one day you might decide to make at home cauliflower soup with curcuma foam and oyster in tempura or perhaps black ravioli filled with fish mousse and served with lime foam.

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Mot

Najbolji auto za koji nikad niste čuli

Piše: Ivan Mladina

Zahvaljujući absolutno savršenoj kontroli arhetipskih formi ove vrste automobila, Marcos TSO GT2 je prava gozba za oči i istinski nasljednik tradicije započete čuvenim Jaguarom E-Type

Ne brinite ako nikad u životu niste čuli za ovaj auto. I premda vas ime Marcos možda podsjeća na recimo, stanovitu vlasnicu goleme kolekcije cipela ili slično, uvjeravamo vas, riječ je o čistokrvnoj engleskoj manufakturni. Osnovan 1959. u Lutonu u Bedfordshireu, Marcos je dobio ime po dijelovima prezimena njegovih osnivača, Jema Marsha i Franka Costina. Tijekom desetljeća proizveo je više modela u malim serijama koji redom uživaju kulturni status među ljubiteljima automobilizma. Nažalost, slijedeći sudbinu mnogih engleskih automobilskih manufaktura, bankrotirao je 2000. i proizvodnja je stala. Tada ga kupuje bogati Kanadjanin Tony Stelliga i potpuno ga reorganizira, proizvodnja i razvoj novih modela ponovno kreću i kako stvari danas stoje, pred preporođenjem Marcosom je svjetla budućnost. To je pogotovo uočljivo pri pogledu na novi Marcos TSO GT2. Predivnom karoserijom od stakloplastike visokom svega 115 cm dominira beskonačno dugačak poklopac motora. U današnje doba dizajnerske dekadencije, tako pomodne i većinom nepotrebne bočne škrge koje se nekritički lijepe na bilo što time proklamirajući "retro" dizajn, na TSO GT2 su itekako u funkciji. Još bolje, naprsto su ingeniozno uklopljene u cjelinu s vratima kabine, tako da niti linije na boku automobila ne izgledaju dizajnerski izmučeno. Čistim i jasnim prednjim krajem dominira golemi usisnik zraka čije su linije vizualno dovedene u vezu sa svjetlosnim sklopom kapljičastog oblika. Dva dugačka

ispupčenja na poklopцу motora otkrivaju lokaciju i vrstu pogonskog stroja, u isto vrijeme maestralno kontrolirajući vizualni tok krivulje spoja poklopca motora sa zakrivljennom plohom vjetrobranskog stakla.

Pažnja za detalje

Govoreći o jednostavnosti dizajna treba napomenuti da su kvake vrata skrivene u udubljenjima, čak je i poklopac spremnika za gorivo uklopljen na jedino mjesto gdje njezina prisutnost ne može poremetiti bezvremenski sklad tijela automobila - bočno staklo. Čitavi eseji bi se mogli napisati o pažnji koja je posvećena lokaciji gotovo neprijemnog bočnog žmigavca na prednju škrgu automobila - danak sigurnosti pretvoren u šarmantnu, iskrenu točku svjetlosti. Nenametljivi difuzor zraka smješten na dno stražnjeg kraja automobila u potpunosti uklanja potrebu za pričam-ti-priču spoilerima i naglašava jednostavno određan rep automobila. Oštra gornja kontura repa se mekano spaja s aerodinamičnim donjim dijelom repa ovalnim udubljenjem u koje su smještena stražnja svjetla izvedena u LED tehnologiji. Apsolutno savršenom kontrolom arhetipskih formi ove vrste automobila, ovaj auto je prava gozba za oči i istinski nasljednik tradicije započete čuvenim Jaguarom E-Type, koju danas gaji svega šačica proizvođača, mahom britanskih.

Međutim, ono što na ovom automobilu prvo upada u oči jest njegova veličina. Točnije, kako je zapravo ma-



Bočne škrge Marcosa
ingeniozno su ukopljene u
cjelinu s vratima kabine/Venting
side gills are ingeniously blended
in the whole with the doors



Difuzor zraka na dnu stražnjeg kraja naglašava jednostavno odrezan rep automobila/The air diffusor on the bottom of the car's rear end emphasizes the simple lines of the short tail

len. Dužinom od jedva četiri metra, velik je poput Peugeota 207.

Doduše, to mu je i jedina sličnost s normalnim automobilima, jer 475 KS, koliko na stražnje kotače isporučuje gromoglasni Chevroletov 5,7 litarski V8, ne ostavlja puno mesta dvojbama o pravoj naravi automobila. 1070 kilograma ukupne težine u kombinaciji s takvim motorom znači krajnju brzinu od 280 km/h, uz ubrzanje od 0-100 km/h od 4 sekunde. Usto, idealan raspored težine 50/50 je najava vrhunskog ponašanja u vožnji na rubu.

King Kong ispod poklopca

Ništa čudno, kad se uzme u obzir da je za razvoj šasije i ovjesa bila zadužena famozna tvrtka Prodrive, od 2008. jedan od članova F1 cirkusa, a inače zadužena za prrade Subaru Impreza za svjetsko rally prvenstvo. Cijeli njihov know-how je upregnut u razvoj ovog ljestvica, što je rezultiralo time da se njime iznimno lako i sigurno upravlja - jednom kad se uspijete smjestiti u poprilično klastrofobičnu kabinu, naravno. Maksimalna visina vozača od 185 cm je opće prihvaćena granica kakve-takve udobnosti sjedenja u Marcosu TSO GT2.

Svejedno, onaj čas kad se okrene ključ i King Kong ispod poklopca motora se probudi, odmah se zaboravlja žuljanje koljena o komandnu ploču i pokoji udarac tijemom u strop. Ovoliko zlokobnog dubokog grljivanja motora na niskim okretajima od kojega podrhtava tlo i prozori na

okolnim kućama, ili zaglušujuće rike karakterističnog V8 zvuka, na cestama nije viđeno još od prije prvih naftnih kriza sedamdesetih. Zasluga je to specijalista za ispušne sustave Blue Flames koji je proizveo čistu glazbu koja mijenja 4 različita tona kako se broj okretaja povećava. Međuubrzanja koja se u tom automobilu ostvaruju su gotovo nestvarna - prije nego uspijete izgovoriti njegovo ime, ubrзat ћete sa 70 km/h na 120km/h. Bilo kad i bilo gdje, ovaj automobil zahvaljujući svojoj lakoći, snazi manje nuklearne elektrane i fantastično podešenom podvozju apsolutno dominira cestom.

Vratimo se još malo unutra. Interijer potpuno obložen kožom dolazi serijski a naglasci su od aluminija. Jednostavan ali prekrasan, bez nepotrebnih dodataka i fino odmjerjenih detalja, ovaj interijer je prava lekcija iz finog automobilskog dizajna. Začudo, čak je i prtljažnik izdane veličine, i dok visok utovarni rub i mali otvor možda i nisu najpogodniji za ubacivanje vreće cementa, prtljažnik će biti sasvim dovoljan za odlazak dvoje ljudi na dulje putovanje. Doduše, moglo bi im biti vruće jer klima uređaj se ne isporučuje serijski. Ništa zato, automobil se može u potpunosti personalizirati. Zapravo, Marcos je šampion individualizacije pristupa konstrukciji automobila. Sa svega 60-tak proizvedenih primjeraka godišnje, svaki naručeni automobil se istog trenutka naziva imenom svoga naručitelja i kao takvog ga se oslovljava do izlaska iz tvornice!

Moto



The Best Car You Never Heard of

Perfectly mastering the archetype form of this sort of car, Marcos TSO GT2 is a feast for the eyes and a true successor of the glorious tradition that started with the legendary Jaguar E-Type, and that precious few manufacturers, mostly British, cherish today

Written by: Ivan Mladina

Don't worry if you never heard of this car in your life. And even though the first thing that may come to your mind on the mention of name "Marcos" may very well be an association on a certain owner of a huge shoe collection, we assure you, this is a pure-bred English car manufacturer. Established in 1951 in Luton, Bedfordshire, the name Marcos was created by merging parts of the surnames of its founders, Jem Marsh and Frank Costin. Over the decades, Marcos has produced numerous small-serie models, all of which are considered cult among the automobile connoisseurs. Unfortunately, following the footsteps of many small English car manufacturers, the company went out of business in 2000 and the production ceased. It was then bought by a wealthy

Canadian Tony Stelliga who completely restructured the company and started the production again, along with the development of new models. And by the looks of things, the re-born Marcos has a brilliant future ahead. And a mere glance at a new Marcos TSO GT2 really pro-

Interijer potpuno obložen kožom dolazi serijski, a naglasci su od aluminija/The interior comes in full hide trim as standard, with touches of aluminum



ves that point. A beautiful body made of fiber only 115 cm high, is dominated by the endless hood. Today, in the age of car design decadence, those fashionable and mostly unnecessary engine venting side gills that get pasted on anything with four wheels proclaiming "retro" design, are very necessary on the TSO GT2. Even better,

they are so ingeniously blended in the whole with the doors, that there is not a single line on the side of the car that looks overdesigned. The uncluttered snout is dominated by the enormous air intake, contours of which are in relation to the droplet-shaped headlights. Two long bulges on the hood reveal the position and the sort of the engine, in the same time delightfully controlling the visual flux of the intersection curve be-

tween the hood and the windshiled. Speaking of design simplicity, one must mention that the doorknobs are hidden in small crevices, even the gas intake is placed on the sole place on the car where its presence cannot disturb the timeless harmony of this car's body - on the side



Chevroletov V8 motor isporučuje 475 KS na stražnje kotače/Chevrolet V8 engine delivers 475 KS on the rear wheels

window. Whole essays could be written about the attention brought to placing the almost invisible side indicator light on the front venting gill - a price of safety turned into a charming, sincere spot of light. The unobtrusive air diffusor placed on the bottom of the car's rear end completely eliminates the need for any tell-tale spoilers and emphasizes the simple lines of the short tail. Sharp upper contour of the tail softly merges with the streamlined lower contour at an oval recess that also houses the LED-technology tail lights.

Perfectly mastering the archetype form of this sort of car, TSO GT2 is a feast for the eyes and a true successor of the glorious tradition that started with the legendary Jaguar E-Type, and that precious few manufacturers, mostly British, cherish today.

King Kong is alive

Still, as you approach the car, the first impression is it's size. Or, how small it really is. At a mere 4 meters length, it is just as long as a Peugeot 207.

And that is just about the only thing it has in common with the "normal" cars, because thundering 475 horsepower that Chevrolet V8 engine delivers on the rear wheels leaves no doubt of the true nature of this car. Combined with mere 1070 kilograms of weight, it amounts to 280 km/ top speed, with the 0-100 acceleration of 4 seconds. Combined with the perfect 50/50 weight distribution, that guarantees a top-notch poise at the limit.

No wonder, taken into consideration that the chassis and suspension were developed by the Prodrive, a company famous for preparation of WRC Subaru Imprezas and the likes, and a member of the F1 circus from 2008. All of their know-how went into the development of this beauty, the result of which is that the TSO GT2 is extremely easy and fun to drive, once you manage to get inside that claustrophobic cockpit, that is. The accepted wisdom

says that only drivers up to 185 cm tall can enjoy some comfort of sitting in Marcos TSO GT2.

Nevertheless, once the turn of the key brings the King Kong to life, uncomfortable rubbing of the knee on the dashboard and an occasional thud of the top of the head in the ceiling are immediately forgotten. From the mean, low-tone, ground-tremoring snarl of the engine at idle that shakes the windows of the surrounding houses, to the deafening howl of the characteristic V8 sound at high revs, that sort of sound has not been heard on the roads since the first oil-crises of the seventies. It is an achievement of the exhaust system specialist Blue Flames, who produced a pure symphony of sounds that go through 4 different tones as the revs increase.

The acceleration values that this car achieves are almost surreal - you will accelerate from 70-120 km/h before you manage to pronounce its name. Anywhere and anytime, this car dominates the road thanks to its lightness, the power of a smaller nuclear powerplant and a superb suspension.

Let's go back inside a bit. The interior comes in full hide trim as standard, with touches of aluminum. Simple but brilliant, without unnecessary add-ons and with a fine taste in detail, this interior is a remarkable lesson in exclusive sports car interior design. Surprisingly, even the boot is spacious, and while the high boot rim and a small opening may not be very suitable for loading bags of cement, it will be more than sufficient for taking two people's luggage on a longer vacation. Still, they may be hot, since the air conditioner does not come as standard. Not to worry though, the car can be completely personalized. Actually, Marcos is a champion of the individual approach to car building. With the yearly production of only around 60 TSO GT2's, each commissioned car is referred to by the name of its future owner until it exits the factory!



un peu d'air sur terre



Fine stvrgri

Circular Definition of Phone Call

Bang&Olufsen and Samsung's mobile baby called Serene is a combination of aesthetics to enjoy in, circular keypad, unusually placed screen, extraordinary material durability (with anodised aluminium, a specialty of B&O) and high security criteria - performances that raise eyebrows everywhere you pull out your mobile phone (8590 kn) from your complementary Luis Vuitton carrying case (4500 kn).

Kružna definicija telefoniranja

Bang & Olufsenovo i Samsungovo mobilno čedo nazvano Serene je kombinacija estetike u kojoj uživate, kružne tipkovnice, neobično postavljena ekrana, izuzetne izdržljivosti materijala (s anodiziranim aluminijem, što je specijalnost B&O-a) i visokih sigurnosnih kriterija - performanse koje uzvijaju obrve u okolini dok vi izvlačite mobitel (8590 kn) iz pripadajuće Louis Vuitton futrolice (4500 kn).

Sa zlatnom žličicom u ruci...

"Ju\$t Another Rich Kid" je novi hit brand pod kojim se krije dizajner Ken Courtney. Kad mu se priključio Tobias Wong, dvojac je napravio set "potpuno suvišnih" accesaresa od 18-karatnog zlata: kapsule, žličice Mc Donalds, mješače koktela s Playboyevim zečićem, čep za kemijsku olovku po uzoru na BIC-ov... Svoj dizajnerski hir objašnjavaju kao manifest potpune osviještenosti faze u kojoj se civilizacija nalazi, trošeći ogromne količine novca na stvari koje imaju malu ili nikakvu uporabnu vrijednost, a služe samo za - pokazivanje.

With a Golden Spoon in Hand...

"Ju\$t Another Rich Kid" is the new hit brand of designer Ken Courtney. When Tobias Wong joined him, the duo made a set of "completely needless" accessories made of 18-carat gold: capsules, Mc Donalds spoons, cocktail mixers with Playboy bunnies, pen caps inspired by BIC... They explain their designer whims as a manifest of complete awareness of the phase the civilisation is in, spending enormous amounts of money on things that either have a small or no function, and serve just to - keep up appearances.

Sedam boja businessa

Porscheov moderni klasik, aktovka s kojom će svaki ulazak u ured biti popraćen zvižducima ili šaptom zavidnih kolega, izvedena je tehnologijom koja u dvije nijanse nanošenja sugerira efekt "dubine" boje. Najviše privlači ručno obrađenim spojevima, elegantnim kopčama i bojama duge: možete je odabrati u svjetlijie ili tamnije narančasto, crvenoj, zelenoj, plavoj, smeđoj ili crnoj boji.



Seven Colours of Business

Porsche's modern classic which assures that every entrance in the office will be accompanied with whistles and whispers of envious colleagues was made with the help of a technology that by layering paint in two nuances gives the effect of colour "depth". The most attractive features are hand-treated conjunctions, elegant clasps and colours of the rainbow: it can be coloured in lighter or darker orange, red, green, blue, brown or black.

BMW serije 5

www.tomic.hr
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Zadovoljstvo u vožnji



Sportski na svakoj podlozi.



BMW xDrive, dinamičan sustav s pogonom na sva 4 kotača.

BMW-ov sustav s pogonom na sva 4 kotača ne omogućuje vam samo sigurnu vožnju, on "razmišlja" jedan korak unaprijed, xDrive nadzire broj okretaja kotača, kut zakreta upravljača i položaj akceleratora. Tako da uvijek zna kakvo je prijanjanje svakog pojedinog kotača. U djelitu sekunde xDrive glatko raspoređuje snagu motora između osnovina. Vaša izravna korist: zadovoljstvo u vožnji na svakoj podlozi i u svim vremenskim uvjetima kakvo možete očekivati samo od BMW-a.

Rezervirajte termin za probnu vožnju. Raspitajte se o povoljnim uvjetima kupnje i financiranja posredstvom BMW Financial Services.

Tomić & Co.

Generalni zastupnik i uvoznik za BMW za Republiku Hrvatsku

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Ovlašteni trgovci i serviseri

Čakovec - Auto Centar Baumgartner, Brade Granač 2, tel: 040/328-007

Slavonski Brod - Vuko d.o.o., Sjeverna veza cesta 21, tel: 035/400-700

Osijek - Auto kuća Šimatić, Ulica hrastova 2, tel: 031/297-999

Ovlašteni servisni partner

Drošlavje - Auto servis GLM, Zagrebačka 1a, tel: 049/284-513



Ventilator sNOVA

Prozirni stropni ventilator Artemis elegantan je i (doslovno) "cool" asesoar koji je osmislio Mark Gajewski. Lom svjetlosti kroz ili oko prozirnih čaroban, a neobično djeđovanje. Ako vam je prozirni ventilator malo previše futuristički, tu su i konvencionalniji modeli u boji mahagonija, oraha ili bisernobijeloj. Cijena mu se kreće između 370 i 400 dolara, ovisno o modelu, a za daljinski upravljač morat ćeće izdvojiti još 36.

Luxuries

The Dream Ventilator

Transparent ceiling ventilator Artemis is elegant and (literally) "cool" accessory designed by Mark Gajewski for G Squared company. The light fraction through or around the transparent acrylic "wings" is magical and its unusual shape guarantees soundless ventilation. If this is a bit too futuristic for you, there are also more conventional models in the colour of mahogany, walnut or pearly-white. Its price ranges, depending on the model, from 370 to 400 dollars, and the remote control will cost you additional 36 dollars.

Zemlja zove Mercedes

Kad ste u svom Mercedesu opremljenom novim telefonskim modulom sa softverom za bluetooth, ne vadite mobitel iz džepa ili aktovke. Ne samo zato da biste izbjegli kazne za telefoniranje u vožnji, nego i zato što će Mercedesov modul prepoznati vaš mobitel i SIM karticu, i vaše su ruke slobodne za vožnju: možete razgovarati, čak i čitati SMS poruke na displayu u kokpitu... bez da ste dotaknuli mobitel. Ovo će vas veselje u Njemačkoj koštati između 373 i 406 eura.



Earth to Mercedes

When you are in your Mercedes equipped with the latest telephone module with bluetooth software, don't take your mobile phone out of your pocket or briefcase. Not just to avoid fines for telephoning while driving, but also because Mercedes module will recognise your mobile's SIM card, and your hands are free for driving: you can talk, even read SMS messages on the cockpit display... without ever touching your mobile phone. In Germany this delight will cost you between 373 and 406 euros.

Gigabajti za djevojčice i dječake

"Molim vas eksterni hard disk". "Roza ili plavi?" Ovako bi mogao teći razgovor u trgovini računalne opreme u kojoj su čuli za Karima Rashida. Slavni dizajner ocijenio je da "dječaci" vole više podataka pa je Skwarem hard disk kapaciteta 60 GB odjenuo u plavo, dok je onaj ružičasti, za djevojčice, obdarjen s upola manje kapaciteta. Iako je Karim ovde potpao pod spolne stereotipe, ovo je ultimativni hit za dizajnerski osviještene kompjuteraše/ice. Cijena? Od 160 do 210 dolara.



Gigabytes for Boys and Girls

"May I please have an external hard disk". "Pink or blue?" This conversation might take place in a computer store which knows the work of Karim Rashid. The designer estimated that boys like more information so he dressed in blue the Skwarem hard disc with the capacity of 60 GB, while the pink one for girls has half of that capacity. Although Karim was under the influence of gender stereotypes, this is the ultimate hit for those design-loving hackers. Price? From 160 to 210 dollars.

Dodir umjetnosti



Glazbena elita stoluje u Kneževu dvoru

Ako se nekome događaju u Hrvatskoj s punim pravom može tepati "kulturni turizam" to je svakako "Julian Rachlin & Friends", mali-veliki dubrovački festival komorne glazbe na kojem se iz godine u godinu, krajem ljeta redovito okuplja svjetski vrh ozbiljne glazbe pod vodstvom Juliana Rachlina, jednoga od nakarizmatičnijih svjetskih violinista

Piše: Ivona Pezerić

U prostoru Kneževa dvora osjeća se kao kod kuće, a Dubrovčani ga nakon pet godina druženja prepoznaju kao jednoga od njih: Julian Rachlin, jedan od najslavnijih mladih violinista, svojim muziciranjem na skupocjenome Guarnerijevom instrumentu očarava Dubrovčane i njihove goste još od 2001. godine na festivalu komorne glazbe "Julian Rachlin & Friends" koji je već u prvim godinama postojanja stekao čvrstu jezgru poklonika iz svih krajeva svijeta. Ovogodišnje druženje s Julianom Rachlinom i njegovim

prijateljima zakazano je za 29. kolovoza te traje sve do 4. rujna. Čast otvaranja festivala pripala je, uz gotovo "stalnu postavu" Rachlina, Janine Jensen i Maksima Rijsanova, jednome od najtraženijih svjetskih violinista Maksimu Vengerovu, dugoočekivanome gostu koji ove godine prvi puta nastupa na festivalu, a zatvorit će ga jednako slavni The English Chamber Orchestra. Brojne atraktivne izvedbe između dva krajnja glazbena zbijanja neće zaostajati ni ugledom muzičara, ni izborom djela. Pritom posebno mjesto pripada obilježavanju

Julian Rachlin i Sir Roger Moore na prošlogodišnjem festivalu/Julian Rachlin and Sir Roger Moore at the last year's festival



stogodišnje rođenja Borisa Papandopula, jednoga od najvećih hrvatskih skladatelja, ali i obveznom Mozartu u 250-toj godini od njegova rođenja, kao i nezabilaznom Šostakoviću, čijim su djelima prošle godine Julian Rachlin i prijatelji na istome mjestu već prvoga dana jednostavno pomeli publiku.

Glazba i glamour

Ako se nekome događaju u Hrvatskoj s punim pravom može tepati "kulturni turizam" to je svakako ovaj maliveliki festival na kojem se iz godine u godinu, krajem ljeta redovito okuplja svjetska elita ozbiljne glazbe. Spiritus movens festivala i ravnatelj dubrovačkog teatra "Marin Držić" Petar Mišo Mihočević svoju je ambicioznu zamisao počeo provoditi u djelu u vrijeme ravnjenja Dubrovačkim ljetnim igrama: tada je, 2001. godi-

ne, Julian Rachlin s prijateljima nastupio u okviru Igara i već u prvom izdanju oduševljenje je bilo obostrano, a dvije godine kasnije festival "Julian Rachlin & Friends" prerastao je skute Dubrovačkih ljetnih igara i postao igra za sebe. Ali kakva igra! Prema procjenama kritike i publike, ovaj festival komorne glazbe daleko je najznačajnije glazbeno događanje u Hrvatskoj, a njegova kvaliteta odavno prelazi granice i postaje mamcem za ljubitelje glazbe iz mnogih drugih zemalja. Festivalu ne nedostaje glamoura, pa su ove godine najavljeni (u ulozi pripovjedača), Sir Roger Moore, prijatelj festivala još od prvih njegovih izdanja, tenisač Thomas Muster, kao i brojna druga imena koja možda ne pohode "red carpet" u redovitim razmacima, ali se njihova imena u informiranim krugovima izgovaraju s poštovanjem. Valja stoga naglasiti da u Dubrovniku u vrijeme održa-



Poklon-koncert otvoren za sve građane i goste Dubrovnika postao je tradicijom/Free concert as a present for the town has become a tradition



vanja festivala "Julian Rachlin & Friends" ne caruje glamour i šminka, nego istinska ljubav prema glazbi. Jedan od najkarizmatičnijih i najuzbudljivijih mlađih violinista i violista, kako mu mediji s razlogom komplimentiraju, Julian Rachlin u svoje je 32 godine već postigao svjetsku slavu, svirajući između ostalih, s Bečkom, Njujorškom, Sankt-Peterburškom i Londonskom filharmonijom, Londonskim simfonijskim orkestrom, radeći s najvećim svjetskim dirigentima poput Zubina Mehte, Andrea Previna, Mstislava Rostropovića, Riccarda Mutija, Vladimira Azskenazyja ili Yehudija Menuhina. Kritičari Timesa i New York Timesa opisuju njegovu tehniku kao "super delikatnu", a sviranje karakteriziraju "visokootkanskim", "jednostavnim i izravnim"... Gdje god se pojavio od 1988. godine, kad je osvojio nagradu najboljega mlađog glazbenika, Julian Rachlin općinio je publiku i kritiku, a postao je i najmlađi solist koji je nastupio s Bečkom filharmonijom. Rachlinova velika ljubav je komorna glazba, na najbolji način oživljena u Dubrovniku uz pomoć prijatelja.

Opušteni virtuozi

A prijatelji? Iz godine u godinu sve brojnija grupa vrhunskih glazbenika rado se odaziva pozivu njihova kolege Rachlina, znajući da u Dubrovniku mogu očekivati praznik za svoj gušć, ne samo u glazbenome smislu, nego i u ljudskome. Jer, iako su ljudi poput Rachlina, pijanista Itamara Golana i čelista Mischa Maiskog (trojac koji čini jezgru festivala od početaka), pa zatim Janine Jensen, Maksima Rijsanova i mnogih drugih koji su proteklih godina oduševljivali u Dubrovniku, naučili na strpljiv i uporan rad uz puno odricanja, i oni se raduju društvu prijatelja i kolega te vremenu ugodno provedenome

u Dubrovniku, koji bez pretjerivanja može ponijeti titulu nove prijestolnice komorne glazbe.

- Ono što, siguran sam, najviše oduševljava Julianu, ali i sve koji mu se pridružuju na ovome festivalu jest taj istinski osjećaj prijateljstva i opuštenosti. Taj je osjećaj, nažalost, vrlo teško postići živeći tempo vrhunskoga glazbenika, a mi smo ovdje uspjeli dati prigodu ljudima da ostanu neko vrijeme zajedno, razmjenjuju mišljenja, druže se – ne jednom je isticao Mišo Mihočević, dodajući kako je ovo višednevno događanje, koje glazbenicima istovremeno daje prigodu za muziciranje i uživanje u Gradu, idealan spoj atmosfere elitnoga glazbenog događaja s vibracijama opuštenosti i razigranosti kakve od početka prate festival "Julian Rachlin & Friends". Upravo iz te razigranosti razabire se i glazbena posebnost dubrovačkog komornog happeninga: uživajući u svome radu i radu virtuoza oko njih, nerijetko se prepustaju malim glazbenim radostima i spontanoštima koje oduševljavaju publiku, a već je postalo tradicijom da jedan koncert bude besplatan i otvoren kao poklon Gradu.

Činjenica je da se u Dubrovniku ove glazbenike ne teši ni približno onoliko koliko drugdje, da su im honorari redovito u drugome planu..., ali da se iz godine u godinu vraćaju ili po prvi put odlaže s velikom radošću, kako je prošle godine primijetio glazbeni kritičar Jutarnjeg lista Branimir Pofuk, iskreni štovatelj ovog jedinstvenog glazbenog blagdana, uz ostalo zapisavši i ovo: - Pitam se postoji li uopće gdje drugdje na svijetu festival takve usredotočenosti na glazbu s toliko izvrsnih glazbenika u toliko intenzivnom prijateljskom druženju sa savršenstvom zajedničkog muziciranja kao glavnom svrhom? Julian Rachlin tvrdi da – ne postoji.



Written by: Ivona Pezerić

Musical Elite Rules in Knežev dvor

If one event in Croatia can carry the name "cultural tourism" it is by all means "Julian Rachlin & Friends", a small-big chamber music festival in Dubrovnik that year after year at the end of summer gathers top world classical musicians under the leadership of Julian Rachlin, one of the world's most charismatic violinists

He feels at home in the chambers of Knežev dvor, and after five years of gatherings, people from Dubrovnik recognise him as one of their own: playing his music on an expensive Guarneri instrument Julian Rachlin, one of the most famous young violinists, enchants people from Dubrovnik and their guests back since 2001 on the Chamber Music Festival "Julian Rachlin & Friends" that already in the first years of performing made a firm core of admirers from all over the world.

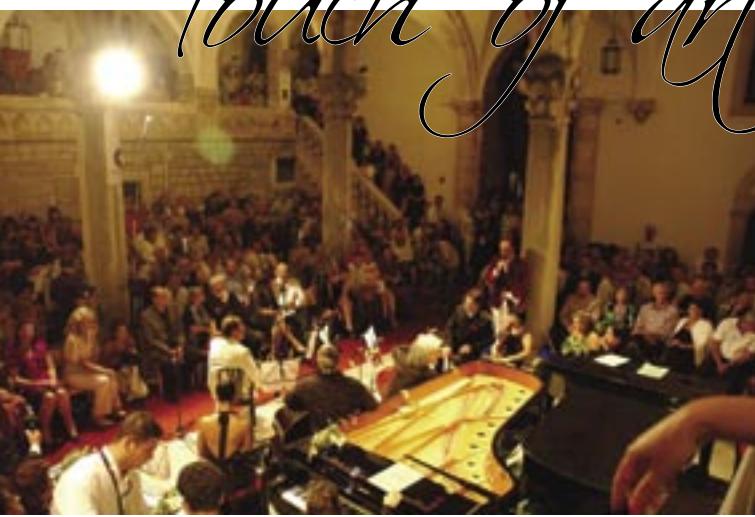
This year Julian Rachlin and his friends scheduled a gathering from August 29th to September 4th. The honour of opening the festival is, besides almost constant group of musicians made of Rachlin, Janine Jensen and Maksim Rijsanov, given to one of the world's most famous violinists Maksim Vengerov, a long expected guest that is performing in Dubrovnik for the first time this year, and the closing will be done by the equally famous English Chamber Orchestra. Numerous attractive performanc-

es between the two main musical interpretations will not be falling behind when it comes to musicians' reputations or to selection of performances. A special place will be given to marking a hundred years from the birth of Boris Papandopulo, one of the biggest Croatian composers, but also to the unavoidable Mozart in the 250th year from his birth, as well as to the inevitable Šostaković whose work performed by Julian Rachlin and friends already on the first day of the last year's festival swept the audience of their feet.

Music and Glamour

If one event in Croatia can fully carry the name "cultural tourism" it is by all means "Julian Rachlin & Friends", small-big chamber music festival in Dubrovnik that year after year at the end of summer regularly gathers crème della crème in the world of classical music. Spiritus movers of the festival and the manager of the Dubrovnik theatre "Marin Držić" Petar Mišo Mihočević started mak-

Touch Of art



Prošlogodišnji je festival imao i humanitarni karakter/Last year's festival had a humanitarian character



ing his ambitious idea come true while he was the head of the Dubrovnik Summer Games: in 2001 Julian Rachlin and friends performed on the Games for the first time. The enthusiasm was mutual and two years later the festival "Julian Rachlin & Friends" outgrew the Dubrovnik Summer Games and became a game all by itself. But what a game! According to estimations made by the audience and the critics, this chamber music festival is



Čelist Mischa Maisky jedan je od stalnih gostiju festivala/Cello Mischa Maisky is one of the frequent guests at festival

by far the most important musical event in Croatia, and its quality exceeded Croatian boundaries a long time ago and became bait for all music lovers from many other countries. The festival does not lack in glamour, so this year Sir Roger Moore, who is a friend of the festival from its beginnings (also in the role of narrator), and tennis player Thomas Muster are expected, as well as many other names that may not be seen on the red carpet on daily basis, but do evoke respect amongst well-informed circles of people. Therefore it must be pointed out that it is not glamour that reigns during the "Julian Rachlin and & Friends" festival, but true love towards music.

One of the most charismatic and exciting young violinists and violists, as the media keeps flattering him, 32 year-old Julian Rachlin has already achieved worldwide fame, playing, amongst others, with the Vienna, New York, Sankt-Petersburg and London Philharmonic Orchestra, London Symphonic Orchestra, working with greatest world conductors like Zubin Mehta, Andre Previn, Mstislav Rostropović, Riccardo Muti, Vladimir Azkenazy or Yehudi Menuhin. Critics of The Times and The New York Times describe his technique as "super fine", and his playing as "high-octane", "simple and direct"... Wherever he performed since 1988, when he won his first award for best young musician, Julian Rachlin would enchant the audience and the critics, and



he also became the youngest soloist to perform with The Vienna Philharmonic Orchestra. Rachlin's big love is chamber music, and the best way to revive it in Dubrovnik is with help from his friends.

Relaxed Virtuosos

And friends? Year after year the number of top musician increases because they gladly accept the invitation of their colleague Rachlin, knowing that in Dubrovnik they can expect a manifestation for their own pleasure, not just in musical sense, but also in human sense. Because, although people like Rachlin, pianist Itamar Golan and cellist Mischa Maisky (a trio that from the start represents the core of the festival), then Janine Jensen, Maksim Rijisanov and many others that for the past few years have been evoking feelings of delight in Dubrovnik are used to patient and persistent work, they too look forward to companionship of friends and colleagues and pleasant time spent in Dubrovnik, that can without a doubt carry the name of the new capital of chamber music.

- The fact that mostly fascinates Julian, but also all of those that accompany him on this festival is, I am sure, that true feeling of friendship and relaxation. That feeling is unfortunately very hard to achieve living the life of top musician, and here we have given them the opportunity to stay for some time together, exchange opin-

ions, socialise – as Mišo Mihočević emphasised more than once adding that this days-long event, that at the same time gives the opportunity to play music and enjoy in the Town, is an ideal combination of an elite musical atmosphere and vibrations of relaxation and playfulness that have from the beginning followed the "Julian Rachlin & Friends" festival. It is exactly that playfulness that depicts the musical history of the Dubrovnik chamber happening: enjoying in their own work and in the work of other virtuosos around them, they frequently give way to small musical joys and spontaneities that overwhelm the audience, and one free open concert as a present for the town has become a tradition. It is a fact that these musicians in Dubrovnik are not as nearly as pampered as elsewhere, so their fees are often of secondary importance..., but year after year they come back or come for the first time with great joy, as noticed by the music critic of Jutarnji list Branimir Pofuk, a true admirer of this unique musical manifestation, that among other things wrote the following: - I wonder whether there is anywhere in the world a similar festival with such focus on music and with so many excellent musicians in such an intensive friendly environment with perfection of playing music together as their main purpose?

Julian Rachlin claims that there isn't.

Dom snova



Rušenjem zidova i pretvaranjem prozora u staklene
stijenke otvorio se put svjetlu/By tearing down walls
and by converting the windows into larger glass
surfaces the way for the light was opened



Piše: Aurelija Vukušić

Soba s pogledom i karakterom

Prednost ovakvog interijera jest u tome što uzima ono najbolje iz minimalizma, jednostavnost i funkcionalnost, te ga zaokružuje klasičnim detaljima koji prostoru daju bezvremenu vrijednost

Iako je velika većina interijera danas uredena u isključivom minimalističkom stilu, pojave se tu i tamo dodaci koji nas iznenade ljestvom klasičnih detalja koji, u jedinstvu s minimalističkom jednostavnosću stvaraju zanimljivu igru starog i novog. Upravo su mi takvi interijeri najveći užitak – kaže dizajnerica Lea Aviani, koja je diplomirala na studiju dizajna Arhitektonskoga fakulteta u Zagrebu te se otad s puno uspjeha posvećuje svojoj velikoj strasti – uređivanju interijera.

Interijer jednoga splitskog stana primjer je takvog načina uređivanja životnog prostora, gdje se bezvremena klasika umjerno kombinira s modernim pristupom. Teško je zamisliti kako je i ovaj prostor nekada oskudjevalo svjetлом, ali se intervencijama u prostoru, odnosno rušenjem svih nepotrebnih zidova i pretvaranjem prozora u staklene stijenke otvorio put svjetlu i stapanju prostora s prirodom. U radu splitske dizajnerice posebno se ističe potreba za većim otvorenim prostorima i potpunom komunikacijom svih dijelova životnog prostora.

– Često zanemarivanje tog, gotovo esencijalnog zahtjeva za ugodno stanovanje u korist gomilanja komada namještaja koji nas guše dovodi do spoticanja, osjećaja zarobljenosti i neugode. Dom stoga treba planirati kao mjesto u kojemu se čovjek može slobodno kretati pa

su u tom smislu intervencije u rasporedu prostorija i razmještaju namještaja često nužne – objašnjava Lea. Kao alternativa teškim i zatvorenim zidovima, u splitskome su stanu korišteni "poluotvoreni" zidovi s velikim nišama koje ostvaruju funkciju pregrađivanja, ali zadržavaju dojam prostora te se izvrsno uklapaju kao "okvir" za akcentiranje onoga što želimo.

Svijetle boje zidova i osnovnog namještaja stavljuju u prvi plan klasične detalje koji vladaju prostorom. Kontrast bijelog i bogate tamne boje drveta koja naglašava vrijednost i težinu "klasike" u potpunosti je uravnotežen, pa stan djeluje prozračno i opušteno, ali istovremeno elegantno, profinjeno i skupocjeno. - Prednost ovakvog interijera jest u tome što uzima ono najbolje iz minimalizma, jednostavnost i funkcionalnost, te ga zaokružuje klasičnim detaljima koji prostoru daju bezvremenu vrijednost i karakter – kaže Lea Aviani, naglašavajući kako nije svaki prostor moguće opremiti u svakom stilu, iako se o tome ne vodi uvijek dovoljno računa.

Danas je vrlo jednostavno, a financijski ne pretjerano zahtjevno, urediti prostor u ovakvom stilu. Uređenje ovakvog interijera može vas potpuno zaokupiti i dati vašem životnom prostoru dodir vašeg specifičnoga stila, neobičnog i drugačijeg - originalnijeg.

Dream home



Svijetle boje zidova i osnovnog namještaja akcentiraju klasične detalje/Light colours on the walls and on the basic furniture bring to the fore classical details

A Room with a View and a Character

The advantage of this kind of interior is that it takes the best out of minimalism, its simplicity and functionality, and completes it with classical details giving the space a timeless value

Written by: Aurelija Vukušić

Although the majority of today's interiors is decorated in minimalist style, on occasions one may come across homes that surprise us with the beauty of classical details that when united with minimalist simplicity create an interesting game of the old and the new. I take the biggest pleasure in designing such interiors – says designer Lea Aviani, that graduated design studies on the Faculty of Architecture in Zagreb and since then she successfully dedicated herself to her great passion – interior design. The interior of one apartment in Split is an example of that kind of living space design, where timeless classic successfully combines with modern approach. It is now hard to imagine this space ever lacking in light, but with interventions in the space, primarily by tearing down all the unnecessary walls and by converting the windows into larger glass surfaces the designer opened the way for the light to get inside merging in that way the space and the nature. What particularly stands out in the work of this designer from Split is the need for bigger open spaces and complete communication of all parts of the living space.

- Frequent neglect of this almost essential need for cosy housing in favour of piling up pieces of furniture that smother us leads to stumbling, feeling entrapped and unpleasant. Therefore a home needs to be planned as a place where one may move freely so in that sense interventions in the arrangement of rooms and placement of furniture are often necessary – explains Lea. As an alternative to heavy and closed walls in the apartment in Split the designer used "semi-open" walls with big niches that create the function of partition walls, but keep the impression of one space and perfectly fit in as a "frame" for emphasising all we desire to accentuate.

Light colours on the walls and on the basic furniture bring to the fore classical details that dominate the space. The contrast created by white and rich dark colours of the wood that accentuates the value and significance of the "classic" is completely balanced so the apartment seems aired and relaxed, but at the same time elegant, sophisticated and valuable. The advantage of this kind of interior is that it takes the best out of minimalism like simplicity and functionality, and completes it with classical details giving the space a timeless value – says Lea Aviani, emphasising that it is not possible to furnish every space in every style, although some do not always completely take that into account. Today it is very simple and financially not overly demanding to furnish a room in this style. Furnishing this kind of interior can completely absorb you but also give your living space a touch of your own special style that is unusual and different, in other words – original.



"Poluotvoreni" zidovi s velikim nišama ostvaruju funkciju pregrađivanja, ali zadržavaju dojam prostora/"Semi-open" walls with big niches create the function of partition walls, but keep the impression of one space



Interijeri

Dnevni boravak bi trebao biti na jugu jer će naše dnevne aktivnosti podržati sunčeva energija koja je u zenitu/The living room should face the south since our daily activities will be supported by the energy of the sun at its peak

Pišu: Jelena Kuduzović i Mirna Dvořčák

Dom kao oaza svjetlosti i harmonije

Feng shui, tisućljećima stara kineska vještina harmoniziranja prostora u cilju harmoniziranja života, niz je jednostavnih pravila koja se temelje na prirodnome toku životne energije. Brojne intervencije u domu prepoznaju se kao feng shui iako se najčešće rade instinktivno, a najvažniji je zahtjev – dovoljno svjetlosti

Svjetlost je uz vodu i hranu temeljna potreba života. Osjećaj pomanjkanja životne energije uvijek je primjetniji za tmurnih dana, kada je nebo kao olovno. Sunčeva svjetlost i otvoreno prozračno nebo čine nas poletnima i otvorenima za život. Međutim, previše svjetlosti, isto kao i previše tame, može biti kobno. Uravnotežen odnos između svjetla i tame uravnotežuje tjelesne funkcije, a time i emotivni, intelektualni i duhovni život.

Tako je u prirodi, a kako je u prostorima u kojima se živi, radi i uči? Potiče li nas igra svjetlosti i tame u našim interijerima na prepoznavanje i ispoljavanje kvalitete onoga što jesmo? Tim i drugim pitanjima vezanim uz uređenje interijera bavi se feng shui, tisućljećima stara kineska vještina harmoniziranja prostora u cilju harmoniziranja života.

Prepoznatljivi simbol za jin i yang energiju označava nadopunjavanje i ravnotežu dviju suprostavljenih energija (svjetlost – tama, tvrdo – meko, glasno – tiho, slatko – slano). Jin energija odnosi se na tamu, a yang energija na svjetlost. Tama u sebi nosi klicu svjetlosti i obrnutu, svjetlost u sebi nosi klicu tame. Općenito govoreći, previše tamni, odnosno previše jin prostori mogu poticati

na smanjenu vitalnost i depresiju, dok previše yang prostori odnosno prostori s previše svjetlosti mogu poticati razdražljivost i nedostatak intimnosti.

Prostорије у којима boravimo s obzirom на svoju funkciju zahtijevaju odgovarajuћu rasvjetu. Organizirati prostорије у stanu tako da prirodna svjetlost prati i podupire aktivnosti često je neodostizan ideal. Tradicionalni feng shui preporuča da se kuhinja nalazi na istoku, dnevni boravak na jugu, a spavaonica na zapadu. Kuhinja na istoku obasjana je jutarnjim suncem rasta i razvoja. Pretpostavlja se da upravo u kuhinji započinje aktivni dio dana, pripremanjem hrane i napitaka koje će energija izlazećeg Sunca spontano podržati. Dnevni boravak bi trebao biti na jugu jer će naše dnevne aktivnosti podržati sunčeva energija koja je u zenitu. Spavaonica na zapadu je dobra situacija zato što je i sunčeva energija tada spremna za počinak.

Ulazak u stan uvijek predstavlja istok zato što označava ulazak u prostor u kojemu život raste i oplemenjuje se. Upravo je ulaz jedna od najvažnijih točaka koju obrađuje feng shui. Neka ulaz bude svijetao. Feng shui ne voli tamne, uske i pretrpane ulaze. Ako je vaš ulaz takav,



Prema Feng Shuiju, kuhinja na istoku obasjana je jutarnjim suncem rasta i razvoja/According to Feng Shui, the kitchen in the east is illuminated by morning sun of rise and development

on pati od viška jina. Sve što ulazi u vaš dom, a tako i u vaš život moglo bi zbog toga biti tamno, tijesno i pretrpano. Pomozite takvom prostoru, maknite sve čemu tu nije mjesto. Dovedite svjetlost na bilo koji način. Obojite zidove, ako je potrebno i vrata, bojama sunca i svjetlosti - žutom i narančastom. Električna rasvjeta također će pomoći. Ovdje ne zaboravite pravilo o količini svjetlosti - 20 W po četvornom metru. Predmeti svjetlosti su, uz klasična električna svjetleća tijela i ogledala, svijećnjaci, kristali i svi reflektirajući predmeti. Ogledalo na zidu usko-ga hodnika učiniti će da on izgleda širi. Nije preporučljivo postavljati ogledalo nasuprot ulaznih vrata zato što će energiju koja treba ući u vaš život "vratiti" natrag van. Ogledalo bi trebalo zrcaliti nešto što simbolizira rast i sreću.

Prozori su oči stana. Potrebne su im zavjese od prirodnog materijala koje sežu do poda. Navučene zavjese u boji obojiti će prostor svjetlošću boje zavjese. Ne bojite se boja! Istočni prozori vole zelene i plave zavjese. Južni prozori vole zelene i crvene zavjese. Zapadni prozori vole bijele, bež i žute zavjese. Sjeverni prozori vole nebesko plave i bijele. Ako je sjever u vašem domu hladan i taman, neka zavjese budu pastelno zelene.

Postoje i feng shui kristali koji se vješaju na prozore, hvataju dnevnu svjetlost i prekrasno izlomljenu u dugim bojama raspršuju po prostoru. Kinezi smatraju da na taj način u život ulazi obilje oplemenjene svjetlosti. Kristal bi trebao biti postavljen tako da slobodno visi u prozoru na onoj visini na kojoj će uhvatiti najviše sunčeve energije. Kako kuhinja simbolički predstavlja središte vitalnosti, a

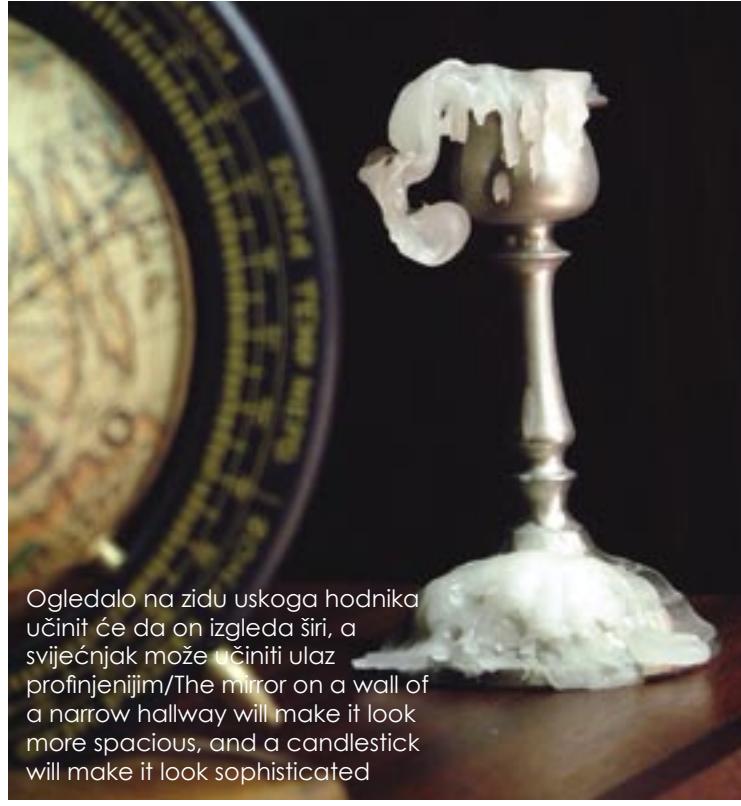
štедnjak i radne površine su mjesta na kojima se hrana energetski obrađuje, važnost adekvatne svjetlosti ovdje je izuzetna. Ne kuhajte u slabo osvijetljenoj kuhinji. Kao i u svakom drugom radnom prostoru, radne plohe moraju biti osvijetljene dovoljno jakom svjetlošću bez sjena. I ovdje vrijedi isto pravilo kao za ulaz u vaš dom: valjalo bi maknuti sve suvišne predmete koji nisu u funkciji onoga što se tu obavlja. Ako postoje mikseri i tosteri koje treba popraviti, lonci koji se ne koriste, šalice kojima nedostaje ručka i nitko ne voli iz njih piti, onda su i ti predmeti prepreka za ulazak svjetlosti, bez obzira na to nalaze li se oni u zatvorenim kuhinjskim ormarićima.

Svetlost asocira na prozračnost i slobodu kretanja. Koliko se slobodno vi krećete kroz svoj prostor, toliko se slobodno kreće i energija svjetlosti. Kako za radni stol i krevet, tako i za štednjak postoji pravilo: prilikom kuhanja idealno bi bilo

moći vidjeti vrata i prozore, a da se pritom ne morate okrenuti. Kad kuhate, budite opušteni i nastojte dobro vidjeti što se zbiva s onim što radite, ali i što se zbiva s ljudima oko vas. Ako ne postoji druga mogućnost, stavite na dignutu ploču štednjaka ogledalo ili neku drugu reflektirajuću površinu koja će vam davati informaciju o tome što se dešavaiza vaših leđa te ćete zrcaleći hranu koja se kuha umnažati obilje u vašem domu. Feng shui ne preporuča držati štednjak ispod prozora. Smatra se da će tako energija izaći iz prostora prije nego što ga nahrani.

Prostor u kojem jedemo zahtijeva manje svjetlosti od prostora u kojem pripremamo hranu. Rekli smo da previše svjetlosti, odnosno previše janga može uzrokovati ra-

Valjalo bi maknuti sve suvišne predmete - ako postoje mikseri i tosteri koje treba popraviti, lonci koji se ne koriste, šalice kojima nedostaje ručka i nitko ne voli iz njih piti, onda su oni prepreka za ulazak svjetlosti, bez obzira na to nalaze li se oni u zatvorenim kuhinjskim ormarićima



Ogledalo na zidu uskoga hodnika učinit će da on izgleda širi, a svijećnjak može učiniti ulaz profinjenijim/The mirror on a wall of a narrow hallway will make it look more spacious, and a candlestick will make it look sophisticated

Svi mračni kutevi u našem domu izazivaju tjeskobu. Smočnice, zaboravljeni tavani i podrumi s neispravnom ili lošom rasvjetom isto su tako dio našeg prostora i utječu na nas

zdražljivost. Navucite zavjese, zapalite svijeću i uživajte u svojim obrocima. Kako u dnevnom boravku provodimo dio dana i večeri, važno je osigurati adekvatnu svjetlost za oba dijela dana. Osvijetlite ga s više različitih vrsta rasvjetnih tijela. Dnevna svjetlost može u dnevnom boravku biti oplemenjena feng shui kristalom. Viseće svjetiljke dat će opću rasvjetu, a manje i veće samostojeće svjetiljke podupirat će razne aktivnosti. Potenciometar, uređaj za doziranje jačine svjetlosti u dnevnom boravku pomoći će da se smanjivanjem svjetlosti pripremimo za noć.

Svatko od nas voli imati svoj kutak. Upravo nam adekvatna rasvjeta pojedinih dijelova prostora može definirati i omeđiti naših "pola kvadrata" - svjetiljke za čitanje, za gledanje televizije, svjetiljke s obojenim žaruljama za razgovor, druženje i atmosferu. Prilagodite boju svjetlosti tako da potiče odgovarajuću aktivnost. Stvarajte nove prostore u svom stanu tako što ćete granice definirati sjenama. Postanite svjesni onoga što vam kazuje svjetlost osvjetljavajući zid, sliku, biljku ili vašeg partnera koji pod svjetiljkom za televizor igra playstation. Pokušajte ga privući novonastalom svjetlošću romantičnih svijeća ili lampicom intrigantnog sjenila. Ako se vaše dijete igra u dnevnom boravku, definirajte prostor za igranje tako da ga obasjate usmjerenom svjetlošću.

Spavaonica bi trebala biti nježna prema spavačima: prejaka svjetlost u spavaonici previše je jang. Mekana svjetlost i blagi pastelni tonovi ključ su uspjeha. Većina nas ima običaj čitati u krevetu prije spavanja, a noćne

svjetiljke koje vise iznad glave nisu rijetkost. Tradicionalni feng shui preporuča da nam iznad glave kad spavamo ne bude ništa. Nesvesni oprez od toga da nam se to "nešto" ne strmolazi na glavu izuzetno je iscrpljujući i onemogućava potpuno opuštanje. Opasnima se smatraju i ugrađene električne instalacije u zaglavljku kreveta. Preporuča se da je utičnica što dalje od kreveta, da pokraj kreveta ne idu električne instalacije i da je svjetiljka na noćnom ormariću pokraj kreveta. Neka noćna svjetiljka ima sjenilo, a prozori dovoljno guste zavjese. Na neke ljudе nepovoljno utječe izlaganje Mjesecu tijekom spavanja, pogotovo kad je on pun, dok je nekim ljudima određena količina "mjesečenja" neophodna za harmoničan rad metabolizma. Kojem tipu pripadate, procijenite sami. Ako loše spavate i imate ružne snove, pokušajte to riješiti zavjesama. I ovde vrijedi pravilo umjerenosti, individualnosti i specifičnosti životne faze u kojoj se nalazimo.

Svi mračni kutevi u našem domu izazivaju tjeskobu. Smočnice, zaboravljeni tavani i podrumi s neispravnom ili lošom rasvjetom isto su tako dio našeg prostora i utječu na nas. Feng shui smatra ozbiljnim problemom kad nam u kupaonici nedostaje prirodne svjetlosti. To je prostor koji simbolički predstavlja našu sposobnost pročišćenja i regeneracije. Važno je reći da rasvjetna tijela u kupaonici ne smiju imati metalne dijelove i da moraju biti dobro zaštićena od pare i prskanja. Dobro osvijetljena kupaonica, zrcalo u kojem se možete vidjeti od glave do pete pomažu dolaženju "k sebi". Kupke s eteričnim uljima, ljekovitim solima i mirisljavim pjenama opuštajuće su, pomazu oslobođanju od stresa, a svjetlost svijeća idealna je za takve "obrede".

Budite umjetnici svjetlosti, sretno s električarima i ne podcenjujte tamnu stranu svjetlosti!

Obojite zidove, ako je potrebno i vrata,
bojama sunca i svjetlosti/Paint the
walls, and doors if necessary, orange or
yellow – the colours of sun and light



Home as an Oasis of Light and Harmony

Written by: Jelena Kuduzović and Mima Dvořščák

Feng shui, thousands of years old Chinese skill of harmonizing space in order to harmonize life is a number of simple rules that are based on the natural flow of living energy. Numerous interventions in home are recognised as feng shui although they are mostly done instinctively with the basic demand being – sufficient light

Light, along with water and food, is the basic necessity of life. The feeling of energy loss is always more intense during cold and cloudy days, when the sky reminds of lead. The sunlight as well as the open airy sky make us vivacious and ready for life. However, too much light as too much dark can be wrong. The balanced relationship between light and dark balances our bodily functions too, consequently, it balances our emotional, intellectual and spiritual life.

That is how the nature works but what about our interiors, places to live, study and play? Does the play of light and dark in our interiors make us recognize and reveal what we really are?

These and other interior design issues are dealt with by Feng Shui, thousands of years old Chinese skill of harmonizing living space with the goal of achieving the same in life.

Recognizable symbols for yin and yang energy represent completion and balance between two contrasting energies (light-dark, hard-soft, loud-quiet, sweet-salty). Yin energy refers to darkness while yang energy means light. Darkness has an offset of light and lightness has an offset of darkness. Generally speaking, spaces that are too dark, i.e. with too much yin energy could

cause depression and the loss of vitality. On the other hand, too much yang energy in the space, i.e. lightness, could lead to the lack of intimacy and irritability. Spaces we spend our time in require adequate lighting according to the function of a room. Organizing rooms in an apartment in a way that the natural light follows and supports everyday activities is often unreachable ideal. Traditional Feng Shui recommends the kitchen to

be oriented east, the living room in the south and the bedroom facing the west side. The kitchen in the east is illuminated by morning sun of rise and development. It is assumed that precisely in the kitchen the active part of the day starts by preparing

drinks and meals that the energy of the rising sun will support spontaneously. The living room should face the south since our daily activities will be supported by the energy of the sun at its peak. The bedroom oriented towards west is excellent solution because the sun energy itself is ready for bedtime.

The entrance to the apartment is connected with east side because it represents the entrance to a space inside of which the life grows and becomes ennobled. It is the entrance that the Feng Shui deals with in detail. Let the entrance be luminous! Feng Shui does not

All objects that are not used should be removed. If there are blenders, toasters that need fixing or pots that are not used, chipped cups no one likes to drink from, they are also an obstacle for letting the light in, no matter if they are inside cabinets or not



Tradicionalni feng shui preporuča da nam iznad glave kad spavamo ne bude ništa/Traditional Feng Shui recommends not having anything hanged above our heads when sleeping



I ogledala su predmeti svjetlosti/
Mirrors are objects of light, too

like dark, narrow and cluttered entrances. If you have such house entrance, it suffers from the excess of yin. Everything that enters your home and your life could therefore become dark, narrow and cluttered. Help that space by removing everything that does not belong there. Bring in the light in any possible way. Paint the walls, and doors if necessary, orange or yellow – the colours of sun and light. The electric lighting will also help but you should not forget the rule regarding the quantity of light – 20 W per square metre. Lighting objects, besides classic electric lighting fixtures include mirrors, candlesticks and crystals, i.e. all objects reflecting light. The mirror on a wall of a narrow hallway will make it look more spacious. It is not recommended to place a mirror directly opposite the door because it will reflect "back" outside the energy that is supposed to enter your life. A mirror should reflect something that symbolises growth and happiness. Candlelight could make the entrance into a house even more sophisticated.

Windows are the eyes of an apartment and they request curtains of natural material that touch the floor. The pulled coloured curtains will colour the room in the same shades. Do not be afraid of colours! Windows on the east side prefer green and blue curtains, while those facing south like green and red curtains. Windows in the west are ideal for white, beige and yellow curtains and in the north, sky blue and white colours would be appropriate. If the north of your apartment is cold and dark, the curtains should be light green.

There are also Feng Shui crystals that, hanged on windows absorb daylight and refraction it, colouring the room with beautiful rainbow colours dispersed across the entire room. The Chinese believe that in that way the abundant amount of ennobled lightness enters people's lives. The crystal should be placed high above the window to capture as much light as possible.

The kitchen symbolizes the core of vitality, and cooking stove as well as working surfaces are intended for the energetic procession of food, so adequate lighting is extremely important. You should not cook in a dimly lit kitchen. As any other working space, working surfaces must be illuminated with a bright light without shadows. The same rule, as in the case of house entrance, applies here: all objects that are not used should be removed. If there are blenders, toasters that need fixing or pots that are not used, chipped cups no one likes to drink from, they are also an obstacle for letting the light in, no matter if they are inside cabinets or not.

The light is associated with airiness and the freedom of movement. As freely as you move in your apartment, the light moves as well. As in the case of desk and bed, there is also the rule for a stove: when cooking, it would be ideal for you to be able to see the windows and doors without having to turn around; try to be relaxed and able to see what is going on with people around you. If that is not possible, there is another option: put a mirror or similar reflecting surface on a stove plate that will inform you on what is behind you. The reflection of the food will help to multiply the abundance in your home.

Traditional Feng Shui does not recommend placing the cooking stove above the window because it is consid-



Radni stol trebao bi biti postavljen tako da, dok sjedite, vidite vrata i prozore/The desk should be placed in the direction from where you can see the windows and the doors

ered that the energy will leave the room before "feeding". The room we eat in requires less light than the one in which the food is prepared: too much light, i.e. yang may cause irritability. Pull the curtains, light a candle and enjoy your meals.

As we spend part of the day as well as evening in the living room, it is important to ensure adequate lighting for both parts of the day. Illuminate it with various lighting fixtures. Daylight in the living room may be enriched with Feng Shui crystal as well. Ceiling lamps will provide general lighting while the floor lamps will support different activities. Potentiometer, a device for controlling the intensity of the light in the living room will prepare it for the evening.

Each person wants to have an intimate space in an apartment. It is precisely the adequate lighting of specific areas that could define and confine our private space – lamps for reading, watching TV and those with coloured bulbs perfect for conversation, cosy atmosphere and when having company. Adjust the colour of lighting to match or stimulate specific activity. Create new rooms in your apartment by limiting it with shadows. Become aware of what the light reveals to you when illuminating a painting, a plant or your partner while playing playstation. Try to grab his attention with a new romantic candle light or an intriguing lampshade. If your child plays in the living room define his or her playing space by directing the light to it.

The bedroom should be gentle to its sleepers: light that is too bright is also too yang and can be irritating. Let your bedroom be more yin than yang. Soft light and mild pastel colours are the key to success. Most of us like reading before bedtime, and the night lamps

hanging above heads are not a rarity. Traditional Feng Shui recommends not having anything hanged above our heads when sleeping because unconscious worry of things falling down is quite exhausting and makes it impossible to relax completely. It is considered dangerous to have electric installations at the head of a bed. Furthermore, power sockets should be as far as possible from the bed, without electric installations near it and the lamp should be on a bedside cabinet. Night lamps should always have a lamp-shade and windows should have drapes. The full moon affects some people negatively when sleeping, while for others certain amount of "moonlighting" is necessary for harmonious metabolism. Decide for yourself what is your type.

If you sleep restlessly and have bad dreams, try to solve it with curtains. In this

case too, the rule of moderation, individuality and specificity of a life phase applies.

All the dark places in our home cause anxiety: pantry, forgotten attic, and basement with inadequate or insufficient light are a part our living space, too. Feng Shui sees a problem in bathroom without natural source of light. That is the space which symbolically represents our capability of purification and regeneration. It is important that lighting fixtures in our bathroom should not have metal parts and need insulation from steam and water. Well lit bathroom with a mirror in which you can see yourself from head to toe, helps you to "get yourself together". Hot baths using essential oils, therapeutic salts and perfumed foam are relaxing and help us to get rid of stress. Improve this "ritual" with candlelight. Become the artist of lighting, good luck with electricians and do not underestimate the dark side of light.

**All the dark places in our home cause anxiety:
pantry, forgotten attic, and basement with inad-
equate or insufficient light are a part our living
space, too**

İnterijeri



Svaki komad može se promatrati kao zasebno umjetničko djelo/Each piece can be seen as a piece of art for itself



Savršen spoj starog i novog

Španjolska tvrtka ArtQuitect poklonila je povjerenje mladom dizajneru Jaimeu Hayonu koji nas je oduševio svojom kolekcijom. Njegove kupaonice, iako su moderne i inovativne, izvrsno ko-ketiraju sa starim vremenima

Piše: Ana Perišin

Moderne kupaonice koje su nam nametnute kao trend opravdale su svoj status te dokazale da mogu ispuniti funkciju mesta za odmaranje i postati sastavni dio dnevnog prostora. Brzi ritam života i premalo slobodnog vremena doveli su do toga da je kupaonica postala jedino mjesto u našem domu u kojem se svakodnevno možemo opustiti od napornog radnog dana. U toploj i mirisljavoj kupki, ugodnim bojama i bogatstvu mirisa, svi problemi se čine minornima.

Upravo želja da se kreira nešto posebno i ugodno dovela je do novih ideja u stvaranju kulture dizajniranja kupaonice. Španjolska tvrtka ArtQuitect dala je svoje povjerenje mladom dizajneru Jaimeu Hayonu koji nas je oduševio svojom kolekcijom koja, iako moderna i inovativna, izvrsno koketira sa starim vremenima.

Jaime Hayon, rođen 1974. u Madridu, veći dio svoje profesionalne karijere proveo je izvan Španjolske, od Los Angeleza do Pariza, gdje je radio u istraživačkom centru za komunikaciju "Fabrica" Luciana Benetttona. Na koncu, odlučio se vratiti u Španjolsku gdje je sada jedan od dizajnera čiji rad obećava: svaki novi uradak Jaimea Hayona praćen je s velikim zanimanjem i iščekivanjem.

Kolekcija nastala u suradnji s ArtQuitectom zaista ostavlja snažan dojam. Sama pomisao da biste upravo vi

mogli biti sretnici koji će dobiti priliku opustiti se u takvoj kupaonici izaziva osjećaj ugode.

Nostalgija i duh starih vremena osjećaju se u svakom detalju, a barok je vidljiv kao inspiracija. Iako je želja dizajnera bila vraćanje stare elegancije kupaonicu, moderni oblici i funkcionalnost ipak nisu žrtvovani.

Svaki komad kolekcije može se promatrati kao zasebno umjetničko djelo; ogledala koja podsjećaju na retrovizore, svjetiljke u retro-chic stilu (bilo da su dijelovi umivaonika ili pak pojedinačni komadi), neobična ogledala koja će dati poseban šarm svakoj kupaonici.

Simbol cijele kolekcije je držač za ručnik u obliku glave što evocira gestu prebacivanja ručnika oko vrata izazivajući pritom prijateljski osjećaj prisnosti.

Osim keramike, osnovnog materijala, koja stvara dojam čistoće i smirenosti, korišteni su i lakirano drvo i metal.

Posebna pozornost posvećena je svjetilkama, dizajniranim za okruženje u kojem je prisutna voda, ali mogu se koristiti i pri osvjetljavanju hodnika ili kao noćna svjetiljka. Ogledala su napravljena od kvalitetnog nehrđajućeg čelika te je moguće izabrati veličinu koja će najbolje pristajati određenoj kupaonici.

Svakako, Hayonovu kupaonicu nećete poželjeti skrivati. Svojim dizajnom, elegancijom te funkcionalnošću zaslužuje ravноправno mjesto sa svakim prostorom u vašem dnevnom domu.

Interiors



Ogledala su napravljena od kvalitetnog nehrđajućeg čelika/Mirrors are made of quality stainless steel

The Perfect Combination of the Old and the New

The Spanish company ArtQuitect gave its trust to a new young designer Jaime Hayon that impressed us with his collection. His bathrooms, although modern and innovative, excellently flirt with older times

Modern bathrooms that were inflicted on us as a trend justified their status and proven that they can fulfill the function of being a resting place and at the same time become a constituent part of our daily living space. The fast rhythm of life and insufficient free time have led to the fact that the bathroom became the only place in our home where we can relax on daily basis from hard-working days. When resting in a warm and scented bubble bath, surrounded by pleasant colours and richness of smells, all problems seem irrelevant. It was exactly the wish to make something special and comfortable that led to new ideas in creating the culture of bathroom design. The Spanish company ArtQuitect gave its trust to a new young designer Jaime Hayon that impressed us with a collection that, although modern and innovative, excellently flirts with older times.

Written by: Ana Perišin



Simbol cijele kolekcije je držač za ručnik u obliku glave/The symbol of the whole collection is the towel rail shaped as a head



Svjetiljke u retro-chic stilu i neobična ogledala daju poseban šarm kupaonici/Retro-chic lamps and unusual mirrors add to the charm of bathroom

Jaime Hayon, born in 1974 in Madrid, spent most of his professional carrier out of Spain, from Los Angeles to Paris where he worked in Luciano Benetton's research centre for communication called "Fabrica". In the end he decided to go back to Spain where he is now considered as one of the youngest talented and promising designers whose work has from the start been monitored with great interest and with great expectations for every new work. The collection in cooperation with ArtQuitect really leaves a strong impact on a person. Just the idea that you could be that lucky one who gets a chance to relax in such a bathroom creates the feeling of comfort.

Nostalgia and the spirit of the old times can be felt in every detail, and baroque is a visible inspiration. Although the designer wanted to restore the old elegance of the bathroom, modern shapes and functionality weren't sacrificed.

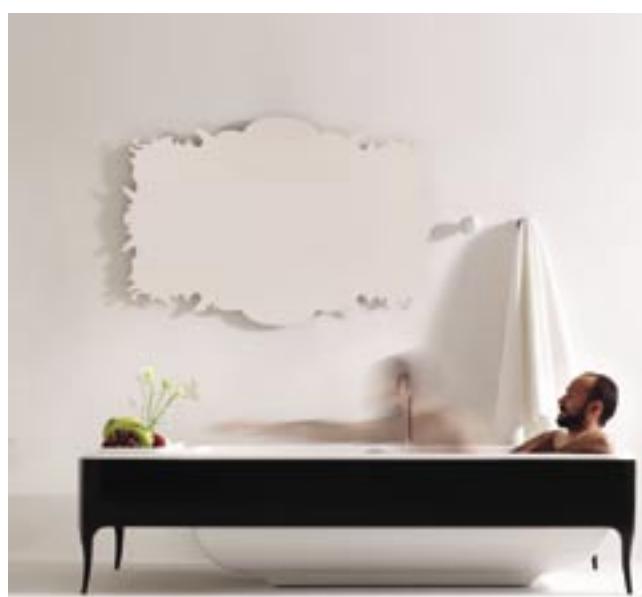
Each piece in the collection can be considered as a separate piece of art; mirrors remind on rear-view mirrors, lamps are made in retro-chic style (whether being a part of the lavatory or separate pieces) and unusual mirrors give a special charm to every bathroom.

The symbol of the whole collection is the towel rail shaped as a head that reminds on the gesture of placing the towel around the neck evoking in that way a friendly feeling of closeness.

Besides ceramics, the basic material that gives the impression of cleanliness and tranquility is lacquered wood and metal. Special attention was paid to lamps designed for an environment with water, but it can also be used for lighting the hallway or as a night lamp. Mir-



Osim keramike korišteni su i lakirano drvo i metal/Besides ceramics, the basic material is lacquered wood and metal



Jaime Hayon bio je inspiriran barokom/
Jaime Hayon was inspired by baroque

rors are made of quality stainless steel and it is also possible to choose the size that would perfectly fit a certain bathroom.

Of course, you certainly will not wish to hide Hayan's bathroom. With its design, elegance and functionality, it deserves an equally important place as any other space in your home.

Dekoracije



VILLEROY&BOCH

www.villeroy-boch.com

"Moderna klasika" servis za jelo Aureus /

"Modern Classic" dinner service Aureus

DOMA, Žitnjak bb / Škorpikova 11 - Zagreb; F. Beulovića
5 - Rijeka; M. Laginje 1 - Karlovac
Stalak i set tanjura za prave romantičare / Stand and
set of plates for true romantics





Neka dom procvjeta Let Your Home Blossom

Cvjetni uzorak apsolutni je hit ove sezone. Cvjetovi su preplavili naslonjače, tepihe, čaše, prekrivače, jastuke pa čak i rasvjetna tijela.

Osjećati se bližima prirodi naša je vječna težnja, a cvjetovi će nam svakako pri tome pomoći osjećajem ugode koji se stvara kada smo njima okruženi. Razmazite se velikom količinom cvjetova, prepustite se romantici i neka vaš dom procvjeta.

Floral patterns are an absolute hit this year. Flowers have flooded armchairs, carpets, glasses, covers, pillows and even lighting fixtures. Our eternal aspiration is to feel closer to nature, and flowers will certainly help us achieve that by the feeling of comfort created when surrounded by them.

Spoil yourself with big amounts of flowers, surrender yourself to romantics and let your home blossom!

MATERIA, www.materia.se
Centrum grande sjedalica /
Centrum grande easy chair



Dekoracije



ZANOTTA

www.zanotta.it

Lella stolica Roberta Barbiera najbolje dolazi do izražaja na cvjetnom tepihu / Lella chair by Robert Barbiera reveals itself in the best light when placed on a carpet with floral pattern

KARTELL

www.kartell.it

Naslonjač Pop Armchair odjeven u kuljni Unikko cvjetni uzorak /
Pop Armchair dressed in cult Unikko floral pattern



Decorations

BSWEDEN

www.bsweden.com

Viseći luster Kumulus od ručno rađenog stakla
koje tvori veliki cvijet, rad Petera Nilssona / Peter
Nilsson's hanging lamp Kumulus made of hand-
made glass that creates a big flower



ANTONIO LUPI

www.antoniolupi.it

Cvjetni uzorak kao dekoracija na zidu daje poseban šarm vašoj kupaonici /
Floral pattern as a decoration on the wall gives a special charm to your
bathroom

Dekoracije

BORÅS COTTON

www.interior.boraswafveri.se

Cvjetovi na jastucima i zastorima / Flowers on pillows and drapes



HUTSCHEN REUTHER ZA / FOR ROSENTHAL
www.rosenthal.de
Kolekcija Luna inspirirana nježnim cvjetnim uzorcima / Luna collection inspired by gentle floral patterns



Decorations



SKANDIFORM,
www.skandiform.se
Sjedalica Jeffersson, dizajn Alexandra Lervika, sa stiliziranim
cvjetovima / Jeffersson chair designed by Alexander Lervik
with stylized flowers



DOMA, Žitnjak bb / Škorpikova 11 - Zagreb; F.
Beulovića 5 - Rijeka; M. Laginje 1 - Karlovac
Serija jastuka u živim bojama s cvjetnim uzor-
kom / Series of pillows in vivid colours with
floral patterns



MOROSO

www.moroso.it

Naslonjač Print dizajnera Marcela Wandersa osvaja živim bojama i zanimljivim uzorkom / Armchair
Print, design of Marcel Wanders, wins over with vivid colours and interesting pattern

karta Hrvatske map of Croatia



Nekretnine



split

SPLIT 106 str.

otoci/islands

BRAČ 114 str.

HVAR 120 str.

DRVENIK MALI 122 str.



dalmacija/dalmatia

DUBROVNIK 126 str.

KAŠTELA 131 str.

MARINA 135 str

OMIŠ 136 str.

PODSTRANA 137 str.

PRIMOŠTEN 138 str.

ROGOZNICA 140 str.

STANIĆI 144 str.

ŠIBENIK 145 str.

TROGIR i ČIOVO 147 str.

VODICE 151 str.

ostalo/other

MEDULIN 152 str.

OPATIJA 153 str.

POREČ 156 str.

UMAG 159 str.

ZAGREB 160 str.

posebna ponuda
special offer

Vila Ivanišević
str. 111

Real Estate



Split

U starom dijelu grada, pitoresknom Varošu, smještena je stara kamera kuća, primjer autohtone dalmatinske arhitekture. Kuća ima 64 m^2 stambenog prostora koji se proteže na tri etaže: prizemlje i dva kata. U prizemlju je smještena spavača soba s pripadajućom kupaonicom; na prvom katu je isti raspored, a na trećem su smješteni dnevni boravak i kuhinja. Stambeni prostor je namješten i opremljen klimom i ostalim modernim sadržajima. Kuća ima orientaciju S – I. Blizina centra grada, samo nekoliko minuta pješice, uz ostalo, čini ovu kamenu kuću idealnim domom u slikovitom predjelu sa svim prednostima velikog grada.

In the old part of the town, Varoš, old stone house is located, a typical example of authentic Dalmatian architecture. This beautiful house has 64 m^2 of residential area divided into three floors; the ground floor and two upper floors. Bedroom with bathroom is on the ground floor; the first floor has the same arrangement of rooms while the last floor is occupied by living room and kitchen. The entire residential area is furnished and equipped with air conditioning and other modern conveniences. The house has N – E orientation. The advantage is the vicinity of the city centre, few minutes by foot, making this house ideal home in this picturesque zone with all the advantages of a big city.

Cijena / Price: na upit/ on inquiry

Kontakt telefon / Contact telephone: +385 (0)21 332 725, +385 (0)21 332 726



Split

U starom centru grada, iza jedinstvenog Peristila, nalazi se mala stambena kuća na tri etaže s potkovljem ukupne stambene površine 90 m^2 . U prizemlju se nalazi kuhinja, dnevni boravak i kupaonica. Na prvom i drugom katu su spavaće sobe. Mali natkriveni dvor spojen je sa prizemljem. Kuća je na zapadnoj strani spojena sa susjednim objektom te se taj prostor trenutno koristi kao spremište. Kuća zahtjeva potpunu obnovu te ju je moguće prenamijeniti u hotel, restoran ili bar jer zahvaljujući posebnoj lokaciji unutar zidina Palače posebno privlači značajljene turiste..

For sale, a house located in the historical part of the city, behind the unique Peristil, the heart of Diocletian's Palace. It is divided in 3 levels and loft comprising 90 m^2 of total living space. It consists of ground floor with kitchen, living room and bathroom while the bedrooms are on two upper floors. Small covered courtyard is connected with the ground floor. The house is attached to another one on its west side and has an area currently used as a storeroom. The house needs complete renovation and there is the possibility of transforming it into a space for tourist activity such as hotel, restaurant or bar because of its unique location inside the walls of the Palace attracts tourists.

Cijena / Price: na upit/ on inquiry

Kontakt telefon / Contact telephone: +385 (0)21 332 725, +385 (0)21 332 726



Split

Za najam: u središtu grada, u neposrednoj blizini palače nalazi se stan na dvije etaže na 4. katu stambene zgrade. Stan je namješten: kuhinja, blagavaonica i dnevni boravak su na donjoj etaži s prekrasnim pogledom na zvonik Sv.Duje i živopisni Pazar, a na gornjoj se nalazi spavaća soba. Idealan je za one koje privlači stara gradska jezgra sa svojim slikovitim kalama i vrevom, osobito u ljetnim mjesecima.

For rent: a split-level apartment in the old centre of town, very close to Diocletian's Palace. It is situated on the fourth floor of a building and is completely furnished. On the lower floor, with a beautiful view over the St.Duje's cathedral, there are a kitchen, dining and living room, and bedroom is on the upper floor. Ideal for people attracted to the idea of living in an ancient, vivid town centre.

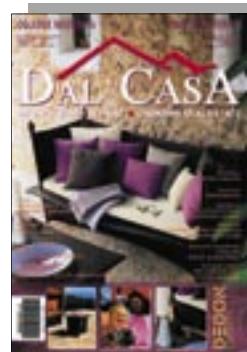
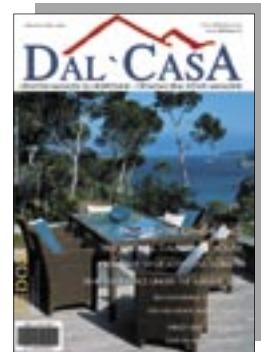
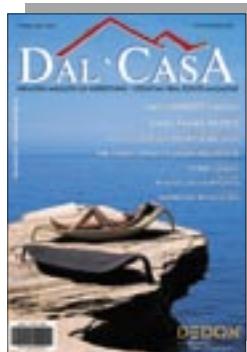
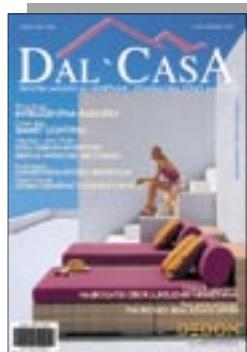
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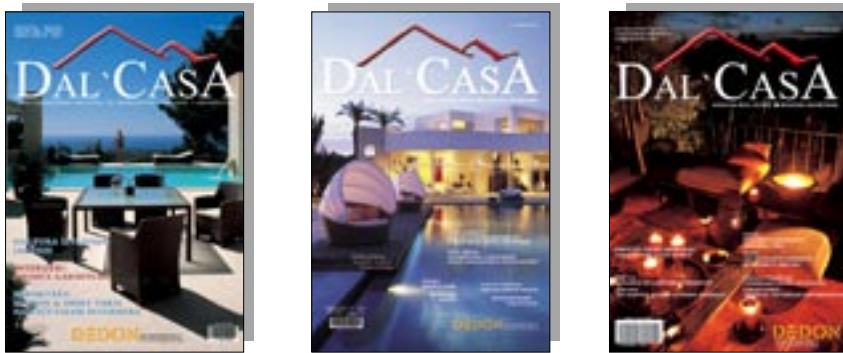
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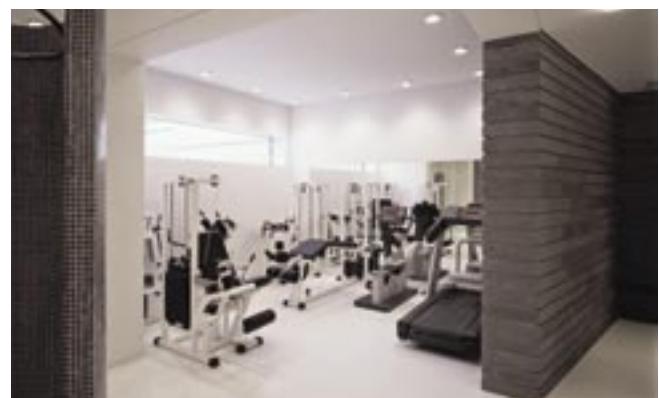
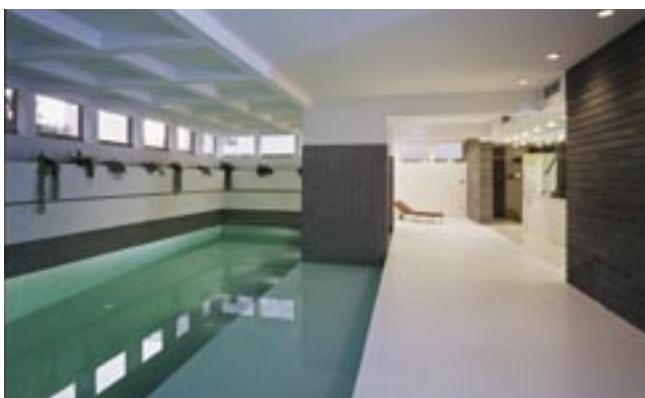
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Split

Prodaje se jedna od najljepših vila u Hrvatskoj, s površinom od 1050 m² i smještena na parceli od 1600 m². Zamišljena je kao dva kubusa međusobno spojena ostakljenim međuprostorima i mostićima. Podzemna etaža prostire se na 600 m²: zatvoreni bazen, jacuzzi, fitness dvorana, sauna, solarij s pripadajućim prostorijama i dio za primanje gostiju, bar i vinoteka. Prizemni dio i kat ukupno imaju oko 400 m². Svi sustavi potpuno su automatizirani, uključujući i sigurnosne kamere. S veličanstvenim pogledom na cijeli splitski arhipelag budući će vlasnici zasigurno uživati u svakom trenutku provedenom u ovom ekskluzivnom prostoru.

For sale, one of the most beautiful villas in Croatia. The house itself has a surface of 1050 m² and is located on a 1600 square meters' plot of land. Designed as two cubes connected by glass interspaces and small bridges. The subterranean floor covers a surface of 600 m²: indoor pool, Jacuzzi, fitness centre, sauna, solarium and accompanying facilities (showers, locker room...) make one part of the basement. The ground and first floor in total have around 400 m². All systems are operated automatically, as well as the security cameras. The future owners will undoubtedly enjoy every moment spent in this exclusive space, which, in spite of its luxury, has not lost its comfort.

Cijena / Price: na upit/ on inquiry

Kontakt telefon / Contact telephone: +385 (0)21 332 725, +385 (0)21 332 726

URBANE VILE DUILOVO - SPLIT



Stanovi u izgradnji u urbanim vilama

Prodaju se stanovi u luksuzno uređenim vilama na izvrsnoj lokaciji na Duilovu, udaljenom od gužve i prenaseljenog dijela grada s prekrasnim pogledom na more. Cijeli se kompleks sastoji od 5 zgrada i nudimo Vam 18 stanova različite kvadrature.

Smještaj urbanih vila je izuzetan jer je prema novom urbanističkom planu u tom dijelu grada predviđena gradnja samo urbanih vila s dosta zelene površine. Svi stanovi su orientirani jug – sjever, a preostale ponuđene kvadrature su:

Podrum: poslovni prostor od 38 m²

Prizemlje: trosoban 88 m²; dvosoban 61 m²; dvosoban 52 m²; jednosoban 40 m²; jednosoban 33 m²; jednosoban 44 m²; jednosoban 30 m²

Prvi kat: trosoban 84 m²; dvosoban 65 m²; 52 m²; jednosoban 40 m²; dvosoban 74 m²

Potkrovље: dvosoban 60 m²; jednosoban 40 m²; jednosoban 32 m²; jednosoban 48 m²; jednosoban 46 m².

Stanovi mogu po dogovoru s kupcem biti uređeni po vlastitim željama jer se trenutno nalaze u "roh-bau" fazi izgradnje. Postoji mogućnost kupnje natkrivenog parkirališnog mjesta.

Apartments under construction in urban villas

We offer you the ability to purchase apartments in luxurious villas in Duilovo, far away from the traffic and the overpopulated part of the town with a beautiful view of the sea. The whole complex consists of 5 buildings, and there are only 18 apartments available, of different square footage. The position of the urban villas is exceptional because according to the new town-planning scheme in that part of town only urban villas with a lot of green surfaces are to be built. All the apartments are oriented south-north, and the remaining apartments are of the following square footage:

Basement: office space 38 m²

Ground floor: three bedrooms 88 m²; two bedrooms 61m²; two bedrooms 52 m²; one bedroom 40 m²; one bedroom 33 m²; one bedroom 44 m²; one bedroom 30 m²

First floor: three bedroom 84 m²; two bedrooms 65 m²; 52 m²; one bedroom 40 m²; two bedrooms 74 m²

Loft apartments: two bedroom 60 m²; one bedroom 40 m²; one bedroom 32 m²; one bedroom 48 m²; one bedroom 46m².

The apartments can be furnished in accordance with the buyer's wishes while they are still in the "roh – bau" phase of construction. There is possibility of purchasing a covered car park place.

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Fax: +385 (0)21 380 852
www.dalcasa.com**



Split

Ekskluzivna ponuda! Iznajmljujemo stan u Dioklecijanovoj palači površine 115 m². Smješten je na trećem katu palače s predivnim pogledom na riva i Marjan. Trenutno je u fazi rekonstrukcije, a završni radovi bit će prilagođeni željama najmoprimca. Idealan je za stanovanje, ali i za ekskluzivni poslovni prostor.

Exclusive offer! For rent an apartment in Diocletian's palace, total surface area of 115 m². It is placed on the third floor of the palace with a wonderful view on riva and Marjan. It is currently in reconstruction phase, and final works will be adjusted according to lessee's wishes. It is ideal for habitation, but also for an exclusive business premises.

Cijena / Price: na upit/ on inquiry

Kontakt telefon / Contact telephone: +385 (0)21 332 725, +385 (0)21 332 726



Brač

Stara kamena kuća u centru Supetra na otoku Braču, samo nekoliko metara od obale, s čijih se prostranih terasa i balkona pruža predivan pogled na more. Građevina je stambeno poslovna zgrada sa prizemljom + 2 kata + potkrovље, ukupne građevinske površine od 368 m² i okućnicom od 60 m². Zgrada je priključena na komunalni sustav te posjeduje telefonsku liniju. Unutar objekta je lociran poslovni prostor (konoba) i dva rekonstruirana i adaptirana stana na prvom katu te neuređen stambeni prostor na drugom katu.

An old stone house in the centre of Supetar on the island of Brač, only few metres from the sea with spacious terraces and balconies with a magnificent sea view. The building has both residential and business premises, with ground floor, 2 floors and loft, total bulding area of 368 m² and garden of 60 m². The building is connected to all public utilities (electric energ., water, phone). Interior of the building consists of business premises, i.e. dalmatian style cellar and two reconstructed and adapted apartments on the first floor as well as unfurnished residential area on the second floor.

Cijena / Price: na upit / on inquiry

Kontakt telefon / Contact telephone: +385 (0)21 332 725, +385 (0)21 332 726



Brač

Prodajemo novosagrađenu kuću u Milni. Kuća ima dvije etaže i svaka ima po dvije spavaće sobe. Ispred kuće je kul-tiviran vrt u kojem ima dovoljno prostora za izgradnju bazena. Stambena površina kuće je 140 m^2 , a smještena je na parceli od 345 m^2 .

For sale, a newly built house located in Milna on the island of Brač. The house has two floors, Each with 2 bedrooms. The front garden is well kept and suitable for building a swimming pool. Size: 140 m^2 living area and 345 m^2 plot in front.

Cijena / Price: 258.000 €

Kontakt telefon / Contact telephone: +385 (0)21 332 725, +385 (0)21 332 726



Brač

U malom bračkom mjestu poznatom po najljepšoj plaži na Mediteranu nalazi se apartman u prizemlju vile sa svim potrebnim sadržajima za ugodno provođenje ljetnog odmora s obitelji ili prijateljima: 2 spavaće sobe, dnevni boravak, kuhinja i kupaonica, ostava. Posebnost je 30 m² vrta ispred apartmana koje se može lijepo urediti i ozeleniti kako bi se uživalo u ljetnim večerima i prekrasnom pogledu na more i otoke. Ukupna površina apartmana je 54 m², okućnica 30 m², i parking mjesto 30 m². S terase se pruža pogled na more.

For sale, an apartment in a small place on the island of Brač known for its most beautiful beach on the Mediterranean. The apartment is situated on the ground floor of a villa and there are all the necessary facilities for comfortably spending summer vacations with family or friends: 2 bedrooms, living room, kitchen and bathroom, lumber room. There is also a 30 m² garden enriched with a beautiful view of the sea and the islands, ideal for summer nights. Total surface of the apartment is 54 m², surrounding area of 30 m² and a parking space of 30 m². There is a beautiful sea view from the terrace.

Cijena / Price: 105.000 €

Kontakt telefon / Contact telephone: +385 (0)21 332 725, +385 (0)21 332 726



Brač

Na otoku Braču nalaze se tri luksuzne kuće u nizu od cca 80 m² izgrađene od bračkog kamenja, čiji se stambeni prostor dijeli na prizemlje, međukat i potkrovље. Prizemlje čine kuhinja s dnevnim boravkom te vinski podrum; međukat je namijenjen spavaćoj sobi i kupaonici; u potkrovlu su smještene dvije spavaće sobe s kupaonicom i izlazom na balkon. Iza svake kuće se nalazi natkrivena terasa s grillom, a pred svakom kućom je vrt. Luksuznosti objekta pridonosi i bazen skriven u intimnom prostoru iza kuće, namijenjen zajedničkom korištenju. Predviđen je otvoreni parking prostor.

Three luxurious stone houses located on the island of Brač, with surface area of cca. 80 m², made of high quality stone material. The residential area is divided into a ground floor, raised ground floor and loft. The ground floor is occupied by kitchen, living room and the wine cellar in the basement; the raised ground floor is intended for one bedroom and bathroom. The loft consists of two bedrooms with bathroom and an entrance to a balcony. Behind each house there is a covered terrace with grill. The space in front of the house is reserved for a garden. Outdoor pool behind the house is a shared facility by all residents. Open parking spaces are secured.

Cijena / Price: 145.000 €

Kontakt telefon / Contact telephone: +385 (0)21 332 725, +385 (0)21 332 726



Brač

Prodaju se luksuzno opremljeni apartmani i dvoetažni apartmani površine od 32 m² do 70 m² u idiličnom okruženju mirnog ribarskog mjesta Postira na otoku Braču. Svi apartmani su potpuno opremljeni; najfinija keramika, parket visoke kvalitete, klima, internet, SAT/TV. Orientacija apartmana je sjever – jug te su useljivi od 01.06.2006. Parking mjesto je uključeno u cijenu.

Luxuriously equipped apartments and two storey apartments for sale with a surface area of 32 m² – 70 m² in the idyllic surroundings of a quiet fisherman town of Postira on the island of Brač. All apartments are equipped with the finest ceramics, parquets of high quality, air conditioners, Internet, SAT/TV. The apartments' orientation is north – south, with occupancy as of June 1st 2006. Parking place included.

Cijena već od/ Price from: 1600 €/m²

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Hvar

Prekrasna trokatnica mediteranskog stila s bogatim vrtom i otvorenim pogledom na more i Paklene otoke. Udaljena je 100 metara od mora i 50 m od najbliže trgovine. Stambena površina kuće je 440 m^2 , a površina okućnice je 100 m^2 . Osim garaže, ispred kuće se nalazi i parking, a u cijenu kuće je uključen i vez za brod.

A lovely three storey Mediterranean style villa with a generous garden and open views out to the sea and the Pakleni Islands, situated a hundred meters from the sea and fifty from the supermarket. Size: 440 m^2 living space and 100 m^2 land. Garage and parking place for vehicle and boat included.

Cijena / Price: 1.750.000 €

Kontakt telefon / Contact telephone: +385 (0)21 332 725, +385 (0)21 332 726



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Drvenik Mali

Na otočiću do kojeg se dolazi brodom s trogirske rive, udaljene 1 sat vožnje, smještena je kuća pretvorena u dva komforna apartmana: svaki je potpuno namješten i namijenjen ugodnom boravku četiri osobe. Kuća se nalazi u mirnom mjestu s prekrasnim pogledom na more i obližnje otoke te je zato savršena za ljetni odmor, okružena mediteranskom vegetacijom. Prekrasna šljunčana plaža udaljena je samo 200 m od kuće. U mjestu se nalazi trgovina, restoran-konoba i bar. Do otoka je moguće doći i trajektom koji vozi dva puta tjedno iz Segeta Donjeg, 2 km od Trogira.

A family house, located on a small island, accessed by boat from the shore in Trogir one hour away. It has been transformed into two apartments, completely furnished and adjusted for a comfortable stay of four persons in each. The house is situated in a peaceful area with wonderful view of the sea and islands, therefore, it is perfect for summer vacations, immersed in Mediterranean vegetation and tranquillity. Beautiful pebble beach is 200 m away. There is a grocery store, restaurant and bar in the place. It is possible to reach the island also by ferry from Seget Donji, 2 km from Trogir.

Cijena / Price: 250.000 €

Kontakt telefon / Contact telephone: +385 (0)21 332 725, +385 (0)21 332 726



Drvenik Mali

Prodaje se imanje na prekrasnom otoku Drveniku Malom koji se nalazi 10 nautičkih milja od Trogira, te je idealno mjesto za odmor i potpuni bijeg iz svakodnevnog užurbanog ritma života. Ovo imanje je savršeno za sve ljubitelje robinzonskog turizma jer otok ima 50 do 60 stanovnika, a na otoku je zabranjeno prometovanje automobilima i nema asfaltirane ceste. Imanje površine od 1100 m² se sastoji od glavne kuće na dvije etaže od 100 m² i kamene konobe od 60 m² te gustirne, više manjih kamenih kućica i ljetne kamene kuhinje od 50 m².

For sale an estate on the wonderful island of Drvenik Mali, situated 10 NM from Trogir. The island represents an ideal place for vacation and complete escape from everyday busy life style. This estate is perfect for all lovers of robinson tourism because the island has only 50-60 inhabitants and it is forbidden to use cars because there is no paved road. Comprising an area of 1100 m² this estate consists of the main house on two levels comprising 100 m², an old stone house that serves as a cellar of 60 m², water tank with a summer stone kitchen of 50 m² and several smaller stone houses.

Cijena / Price: 332.000 €

Kontakt telefon / Contact telephone: +385 (0)21 332 725, +385 (0)21 332 726



Dubrovnik

Prodaje se kuća na tri etaže ukupne stambene površine 165 m². Ispred kuće se nalazi vrt površine 63 m² i terasa od 43 m². Udaljena je 200 metara od centra i ima predivan pogled na Stari Grad, otok Lokrum i more.

For sale, a house on three levels of total surface area of 165 m². In front of the house there is a garden comprising 63 m² and a terrace comprising 43 m². The house is only 200 meters from the centre and has a beautiful view of Stari Grad, the island of Lokrum and the sea.

Cijena / Price: 700.000 €

Kontakt telefon / Contact telephone: +385 (0)21 332 725, +385 (0)21 332 726



Dubrovnik

U elitnom predjelu izvan gradskih zidina nalazi se veličanstvena vila uza samu obalu s jedinstvenim pogledom na zaljev i otoke. Vila je izgrađena od nakvalitetnijih materijala i ručno izrađenih detalja kako bi se stvorio luksuzan životni prostor. U uređenju interijera korišteni su samo najfiniji materijali i namještaj: kuhinja na prvoj etaži rađena po mjeri, biblioteka/radna soba; na drugoj etaži su smještene 3 spavaće sobe s izlazom na prostranu terasu; glavna spavaća soba sa luksuznom kupaonicom; tu je i kutak namijenjen relaksaciji – soba za masažu sa saunom. U prizemlju se nalaze tri gostinjska apartmana. Eksterijer je posvećena jednaka pažnja: slapovi koji stvaraju bazen; glorijet.

In an elite part outside city walls, a magnificent villa is located on the coastline with a superb view of the bay and the islands. The villa has been built using only the highest quality materials and handcrafted details to create a luxurious living space. In interior design only the finest materials and furniture have been used: custom made kitchen on the 1st floor and study/library; the upper floor is occupied with three bedrooms, all with the access to a spacious terrace; the master bedroom is on the same floor; a space intended for relaxation – a sauna and massage room. The ground floor is divided into three self-contained guest apartments, furnished to the highest standards and each with a sea view. The same attention has been paid to the external area: waterfalls creating a pool; a gloriet ideal for gatherings.

Cijena / Price: na upit / on inquiry

Kontakt telefon / Contact telephone: +385 (0)21 332 725, +385 (0)21 332 726



Dubrovnik

Prodajemo dio obiteljske kuće u području Ploča, jednom od najatraktivnijih dijelova Dubrovnika. Prodaju se dvije etaže. Nisko prizemlje od 40 m^2 se sastoji od: 2 sobe, kuhinje, kupaonice i hodnika. Ispred stana se nalazi terasa površine $35 - 40\text{ m}^2$ koja se može iskoristiti za proširenje stambenog prostora. Stan je odmah useljiv. Iznad ovog stana nalazi se stan od 75 m^2 koji se sastoji od: 3 spavaće sobe, DB-a, kupatila, kuhinje, ostave, hodnika i terase, površine 25 m^2 s koje se pruža prekrasan pogled na more i stari grad. Stanu pripada i manji skladišni prostor površine 8 m^2 koji se nalazi iza kuće.

For sale, a part of a house in the district of Ploče, one of the most attractive parts of Dubrovnik. Two levels are for sale. The first level (ground floor) consists of 2 bedrooms and a kitchen. In front of the apartment there is a terrace of $35 - 40\text{ m}^2$ which can be used for expanding the residential area. The apartment can be occupied immediately. Above this apartment there is an apartment of 75 m^2 consisting of 3 bedrooms, living room, bathroom, kitchen, storage and terrace of 25 m^2 that has a beautiful view of the sea and old town. The apartment also comes with a small storage room of 8 m^2 situated behind the house.

Cijena / Price: 360.000 €

Kontakt telefon / Contact telephone: +385 (0)21 332 725, +385 (0)21 332 726



Dubrovnik

Prodaje se uhodani obiteljski restoran od 60 m² u strogoj gradskoj jezgri grada Dubrovnika. Restoran se nalazi u ne-posrednoj blizini Straduna. Prodaje se sa cijelim inventarom i ugostiteljskom opremom. Na prvom katu se nalazi mali jednosoban stan koji obuhvaća površinu od 30 m².

For sale, a well-established family restaurant of 60 m² in the ancient centre of Dubrovnik, near Stradun. The whole inventory and catering equipment is included in the price. On the first floor there is a small one-bedroom apartment of 30 m².

Cijena / Price: 660.000 €

Kontakt telefon / Contact telephone: +385 (0)21 332 725, +385 (0)21 332 726



Mer

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Kaštela

U jednom od najčuvanijih antičkih mјesta u Europi, Kaštelima, smještena je autentična dalmatinska kuća Sv. Jure, s 400 m^2 ukupnog prostora koji se dijeli na prizemlje i tri kata. U prizemlju je smještena dalmatinska konoba, uređena u rustikalnom stilu, a na katovima je smješteno 8 soba za iznajmljivanje koje imaju prekrasan pogled na more i lučicu koja nudi mogućnost veza. Posebnost cijele kuće je očuvanost stare dalmatinske arhitekture i unutrašnjeg uređenja koje oživljava duh starog vremena i tradicije ovog područja. Prednost je položaj između Trogira (5 km) i Splita (15 km) te udaljenost 4 km od splitske zračne luke.

For sale, original Dalmatian style house Sv. Jure located in one of the most preserved ancient places in Europe, Kaštela. 400 m^2 of residential area is divided into a ground floor and three floors. Dalmatian style cellar is located on the ground floor, decorated in rustic style; 8 bedrooms for rent are on the upper floors with an amazing view of the sea and the marina with a berth. The unique aspect of the property is the authentic traditional Dalmatian architecture and interior design. Excellent position between Trogir, the UNESCO town (5 km) and Split (15 km); 4 km from the international airport.

Cijena / Price: 800.000 €

Kontakt telefon / Contact telephone: +385 (0)21 332 725, +385 (0)21 332 726



Kaštela

U jednom od najstarijih mesta na obali, prekrasnom Kaštilcu u Kaštel Gomilici nalazi se stara kamera kuća od 60 m² koja je renovirana te uređena kako bi stvorila ugodan i komodan životni prostor. U prizemlju se nalazi kuhinja sa dnevnim boravkom i kupaonicom, a na katu su dvije sobe i kupaonica. S gornje kata se izlazi na terasu s koje se pruža prekrasan pogled na more i slikovito mjesto s crvenim krovovima i starim zvonicima. Kuća je dio stare dalmatinske arhitekture, skrovita u uskim kaletama koje privlače svojom originalnošću te podsjećaju na stare običaje i tradiciju ovog kraja. Idealna je kao kuća za odmor ili za stanovanje zbog blizine Splita i Trogira.

In one of the oldest places on the Adriatic coast, a beautiful Kaštilac in Kaštel Gomilica, an old stone house is located with 60 m² of total living space that has been renovated and furnished as to create a comfortable and peaceful home. The kitchen with living room and bathroom is on the ground floor, and two bedrooms with one bathroom are on the upper floor. The bedrooms have an access onto a terrace with a beautiful view of the sea and the picturesque place with its ancient church towers. The house is a representative of the old Dalmatian architecture, hidden in narrow streets that attract with their originality and remind.

Cijena / Price: 100.000 €

Kontakt telefon / Contact telephone: +385 (0)21 332 725, +385 (0)21 332 726



Kaštela

Prodaje se stara kamera kuća udaljena svega nekoliko metara od mora i rive. Kuća ukupne površine od 100 m² se sastoji od prizemlja i kata. Prizemlje se sastoji od kuhinje, dnevnog boravka, kuponice i ostave. Na prvom katu se nalaze dvije sobe i kuhinja te terasa. Kuća je potpuno renovirana i namještena s malim zasebnim dvorom. U dvoru ima mjesta za parkiranje.

For sale, an old stone house situated just a few meters from the sea and the promenade (riva). Total surface area of the house is 100 m² comprising the ground floor and the first floor. The ground floor has a kitchen, living room, bathroom and storage. The first floor consists of two bedrooms, kitchen and terraces. The house is completely renovated and furnished. There is also a small courtyard with parking space.

Cijena / Price: 230.000 €

Kontakt telefon / Contact telephone: +385 (0)21 332 725, +385 (0)21 332 726



Marina

U centru slikovitog mjeseta, 1 km od UNESCO grada Trogira, nalazi se stara kamera kuća u bloku. Stambeni prostor se proteže na dve etaže, svaka od 33 m^2 . U prizemlju je smještena kuhinja, blegavaonica, dnevni boravak i kupaonica, a gornju etažu zauzimaju dvije spavaće sobe i predsoblje. S gornje etaže se izlazi na mali balkon. Kuća je nedavno renovirana te je zadржala svoj autentičan vanjski izgled. Šetnjom kroz mjesto dolazi se do lijepo šljunčane plaže i čistog mora, 30 m od kuće. Savršeno je mjesto za ljetni odmor jer pruža mir, ali i priliku da se zabavite i uživate u razgledavanju bogate kulturne baštine obližnjeg Trogira.

In the centre of a picturesque place on the Adriatic coast, 1 km from the UNESCO town of Trogir, an old semidetached stone house is located. The residential area consists of two floors, each of 33 m^2 . There is kitchen, dining room, living room and bathroom on the ground floor while the upper floor comprises two bedrooms and hallway. The upper floor has access onto a small balcony. The house has been recently renovated and has preserved its original stone façade that fits in perfectly with the old Dalmatian architecture. A nice pebble beach and clean sea are only 30 m from the house.

Cijena / Price: 80.000 €

Kontakt telefon / Contact telephone: +385 (0)21 332 725, +385 (0)21 332 726



Omiš

Prodaje se obiteljska kuća u mirnom okruženju Ruskamena, 10 km od Omiša i 30 km od Splita. Kuća je izgrađena na dijelu zemljišta od 550 m², stambeni prostor obuhvaća tri etaže, svaka od 65 m² s 3 stana s prostranim boravkom, kuhinjom, ostavom, dvije spavaće sobe i dvije kupaonice. Iz svakog stana se izlazi na prostrane terase orijentirane prema jugu s pogledom na more i otok Brač. Stanovi su novonamješteni te klimatizirani, u potpunosti prilagođeni ugodnom stanovanju a cijela kuća ima solarno grijanje. Prizemlje ima prostranu terasu (50 m²) s manjim bazenom. Ostatak zemljišta od 550 m² je neizgrađen, ali ima građevinsku dozvolu za izgradnju drugog stambenog objekta od 54 m² koji će imati prizemlje i dva kata.

A family house situated in the peaceful surrounding of Ruskamen about 10 km from Omiš and 30 km from Split. The house is built on 550 m² of plot, on three floors, each of 65 m² of surface area, and three apartments with spacious living room, kitchen, two bedrooms and two bathrooms. Each apartment has an entrance to a spacious terrace facing south with magnificent view of the sea and the island of Brač. All apartments are completely furnished, air conditioned and absolutely adjusted for comfortable living; the solar heating also installed. The ground floor has a spacious terrace (50 m²) with a small pool. The rest of the 550 m² plot is empty but it has a building permit for a house of 54 m² with ground floor + two floors.

Cijena / Price: 375.000 €

Kontakt telefon / Contact telephone: +385 (0)21 332 725, +385 (0)21 332 726



Podstrana

Prodaje se kuća na terenu površine 700 m², ukupne stambene površine 150 m² s dvije garaže površine 40 m². Sa zapadne strane kuće je ostava površine 20 m² i balkon iste površine te terasa od 80 m². Udaljenost od mora je oko 150 m.

House for sale on a land plot of 700 m². The house has 150 m² living area, a terrace of 80 m², a balcony of 20 m² and a storeroom of 20 m². The property includes two garages with a total area of 40 m² and is located 150 m from the sea.

Cijena / Price: na upit / on inquiry

Kontakt telefon / Contact telephone: +385 (0)21 332 725, +385 (0)21 332 726



Primošten

Prodaje se kuća stambene površine 360 m² smještena na parceli od 472 m². U prizemlju i na prvom katu se nalazi stan od 120 m², dok su na prvom katu dva apartmana od 60 m². Kuća je udaljena 300 metara od mora i ima prekrasan pogled na more.

For sale, a house with total surface area of 360 m² on a plot of 472 m². The ground floor comprises an apartment of 120 m², the first floor has two apartments, 60 m² each, and the second floor also has an apartment of 120 m². The house is 300 m away from the sea and has a beautiful sea view.

Cijena / Price: 575.000 €

Kontakt telefon / Contact telephone: +385 (0)21 332 725, +385 (0)21 332 726



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Rogoznica

Obiteljska kuća u centru Šibenske Rogoznice, ukupne stambene površine 210 m² smještena je na izuzetno atraktivnoj lokaciji, 50 m udaljena od mora.

Ova trokatnica sastoji se od dvoetažnog trosobnog stana, te jednosobnog stana s dvije lođe. Na donjoj etaži dvoetažnog stana nalazi se dnevni boravak s kaminom, blagovaonica, kuhinja, ostava i toalet. Iz dnevnog boravka se izlazi u dvorište i vrt. Na gornjoj etaži nalaze se tri spavaće sobe s izlazom na balkon i kupaonica. Jednosobni stan na trećoj etaži ima dvije lođe s pogledom na more, marinu Frapa i okolne otoke. Dvorište s vanjskom kuhinjom, roštiljem, konobom i verandom, pogodno za vanjski boravak tijekom većeg dijela godine. Ugrađeno centralno grijanje, klima i sat. TV.

A family house in the centre of Rogoznica near the town of Šibenik, with total surface area of 210 m² situated on attractive location, only 50 m from the sea.

This three-storey house consists of a split-level apartment with three bedrooms; one-bedroom apartment with two loggias. The lower level of the first apartment has living room with a fireplace kitchen and dining room, lumber room and toilette; spacious courtyard and the garden are accessed from this room. There are three bedrooms with a bathroom on the second floor with access to a balcony. One-bedroom apartment on the third floor has two loggias with a breathtaking view of the sea, surrounding islands and the ACI Marina Frapa. A courtyard has an outdoor summer kitchen, grill, Dalmatian-style cellar and veranda. It has central heating, air-conditioning and satellite TV.

Cijena / Price: 610.000 €

Kontakt telefon / Contact telephone: +385 (0)21 332 725, +385 (0)21 332 726



Rogoznica

U poznatom turističkom mjestu nalazi se kuća jedinstvena po fasadi ukrašenoj rustikalnim kamenom. 130 m² stambenog prostora podijeljeno je na prizemlje sa kuhinjom, blagavaonicom, dnevnim boravkom i jednom spavaćom sobom s kupaonicom. Na gornjem katu su 4 prostrane spavaće sobe i jedna kupaonica. Posebnu draž ovoj kući daje lijepo uređen vrt i bazen koji dominiraju prostranom okućnicom od 470 m² - neizostavan aspekt komfornog i ugodnog stanovanja, idealan ljetni prostor koji svojim stanarima pruža kutak za relaksaciju i ugodne trenutke u krugu prijatelja, uživajući u prekrasnom pogledu na more.

For sale, a house located in a well known tourist place, unique for its facade made in rustic stone. 130 m² of residential area is divided into a ground floor with kitchen, dining and living room and one bedroom with bathroom. The upper floor consists of 4 bedrooms and a bathroom. Special charm is achieved by nicely decorated garden and a big swimming pool that dominates the exterior of 470 m² - important aspect of comfortable living and ideal summer space for relaxation and pleasant moments in the company of your friends, enjoying an amazing sea view.

Cijena / Price: na upit / on inquiry

Kontakt telefon / Contact telephone: +385 (0)21 332 725, +385 (0)21 332 726



Tribunj

Prodaje se obiteljska kuća na odličnoj lokaciji s otvorenim pogledom na more. Smještena je na parceli od 350 m², a stambena površina iznosi 140 m². Kuća je podijeljena na prizemlje (kuhinja sa blagovaonicom, dnevni boravak, kupaonica i garaža s posebnim ulazom) te prvi kat (tri spavaće sobe, dvije kupaonice i dvije terase).

For sale, a family house on an excellent location with an open sea view. The house is situated on the plot of 350 m². The living area of the house is 140 m². The house is situated on ground floor (kitchen with dining room, living room and bathroom, there is also a garage with separate entrance) and first floor (three bedrooms, two bathrooms and two terraces).

Cijena / Price: 250.000 €

Kontakt telefon / Contact telephone: +385 (0)21 332 725, +385 (0)21 332 726



Stanići

Udaljeno od Splita 30-ak km, u nedirnutoj prirodi nalazi se građevno zemljište od 4500 m², 500 m udaljeno od mora. Smješteno je iznad obalnih mjesta Velika Luka i Mala Luka, 100 m od magistrale i vreve turističkog mjesta Stanići u blizini pa nudi apsolutan mir i izoliranost. Zemljište je neizgrađeno, stoga pogodno za izgradnja stambenog objekta, tj. obiteljske kuće za stalni boravak zahvaljujući blizini grada Omiša koji nudi sve potrebne sadržaje; moguća namjena zemljišta u poljoprivredne svrhe, tj. uzgajanje autohtonih kultura tog kraja.

30 km from Split, a building plot of 4500 m², 500 m from the sea, located in the intact natural surrounding. The plot is situated above the places on the coast Mala Luka and Velika Luka, 100 m from the main road and the bustle of tourist place Stanići in its vicinity, therefore it offers absolute tranquillity. The plot is vacant, therefore, convenient for the construction of a family house for permanent residence since the vicinity of the town of Omiš offers all necessary facilities. It is also possible to adapt the plot for agricultural activity such as cultivation of authentic Mediterranean plants.

Cijena / Price: 100 €/m²

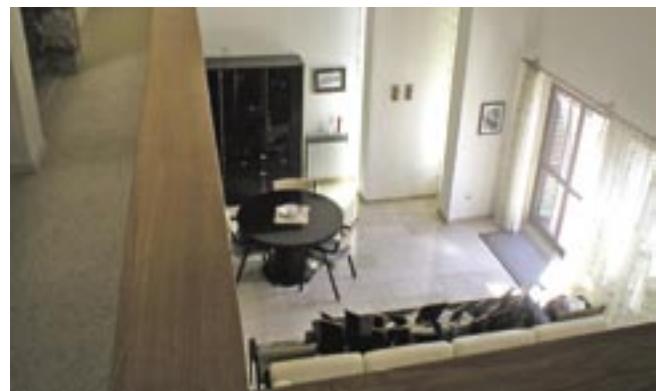
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Šibenik

Prodaje se ekskluzivna vila udaljena 100 m od mora, na užvisini s dominantnim pogledom na more i okolicu. Prizemlje i 2 kata s 500 m^2 izuzetno arhitektonski osmišljenog i bogato namještenog stambenog prostora. Vila se nalazi na 1200 m^2 visoko kultiviranog zemljишta, uz garažu za više automobila i dosta pratećeg prostora za razne namjene. Velike terase i balkoni.

For sale, an exclusive villa with an open sea view, just 100 m distant from an attractive sandy beach. It has two garages and a car park. Villa is situated on the plot of 1200 m^2 and its total living area is 500 m^2 , with spacious terraces. Although it is in the centre of a desirable destination, the characteristic of this villa is its isolation with regard to the surrounding houses.

Cijena / Price: 1.500.000 €

Kontakt telefon / Contact telephone: +385 (0)21 332 725, +385 (0)21 332 726



Šibenik

Atraktivna kuća, u prvom redu do mora za obiteljski odmor ili poslovnu namjenu. Kuća ima 440 m^2 kvalitetno namještenog stambenog prostora i 4 veće i manje garaže ukupno 160 m^2 . Visoko kultivirana okućnica s velikim parkom 1200 m^2 .

An attractive house in Brodarica, right next to the beautiful sandy beach. The house is situated on the plot of 1200 m^2 , with total living area of 440 m^2 . It has four garages and a car park.

Cijena / Price: 1.500.000 €

Kontakt telefon / Contact telephone: +385 (0)21 332 725, +385 (0)21 332 726



Trogir, Čiovo

Na atraktivnoj lokaciji otoka Čiova, na 640 m² parcele smještena je samostojeća obiteljska kuća s prekrasnim pogledom na more i otoke. Okružen kultiviranim vrtom, stambeni prostor kuće obuhvaća prizemlje i dva kata, tlocrte površine 150 m² na svakoj etaži. Unutrašnjost, kao i fasada kuće, lijepo su uređeni i održavani; iz prizemlja se izlazi u vrt koji nudi privatnost i izoliranost od susjednih kuća, a posebnost je grill. Stanovi na katu imaju prostrane terase južne orientacije s pogledom na more. Idealna za stanovanje tijekom ljeta zbog blizine plaže (400 m), ali i tokom cijele godine jer je u relativnoj blizini Trogira i Splita.

On an attractive location on the island of Čiovo, a plot of 640 m² is located with a detached family house that has an amazing view of the sea and the islands. Surrounded by cultivated garden, the residential area comprises ground floor and two upper floors, each of surface area of 150 m². The interior, as well as the façade, are nicely decorated and maintained: the ground floor has an access to the garden with a grill. The apartments on the upper floors have spacious terraces facing south with wonderful sea view. The house is ideal for living during the summer because of the vicinity of the beach (400 m) but also during the whole year – vicinity of Trogir and Split.

Cijena / Price: 650.000 €

Kontakt telefon / Contact telephone: +385 (0)21 332 725, +385 (0)21 332 726



Trogir, Seget

Prodaje se samostojeća obiteljska kuća površine 380 m², a ukupna površina parcele je 475 m². Kuća ima tri etaže, centralno grijanje, parking za tri automobila. S kuće se pruža otvoren pogled na more, a od plaže je udaljena 100 m. U cijenu je uključen namještaj.

For sale, detached family house with total surface area of 380 m² on plot of land of 475 m². The house is on three levels that have a beautiful sea view and also there is central heating, parking lot for three vehicles. Distance from the beach is 100 m. Furniture is included in the price.

Cijena / Price: 400.000 €

Kontakt telefon / Contact telephone: +385 (0)21 332 725, +385 (0)21 332 726



Trogir, Čiovo

Prodaje se troetažna kuća u prvom redu do mora u mjestu Okrug na otoku Čiovu ukupne stambene površine 400 m² s kultiviranom okućnicom površine 800 m². Na zemljištu se nalazi manji poslovni objekt (mogućnost otvaranja fast fooda, pizzerije i sl.). Ispred se nalazi šljunčana plaža.

Three-storey house for sale in the village of Okrug on the island of Čiovo. The house is located in the first row by the sea and has a total residential area of 400 m². The property includes cultivated grounds of 800 m², with a small business office which could be used for fast food, pizzeria etc. There is a pebble beach in front of the house.

Cijena / Price: 900.000 €

Kontakt telefon / Contact telephone: +385 (0)21 332 725, +385 (0)21 332 726



Vodice

U malom mjestu Vodice, 5 min. vožnje od Šibenika, nalazi se moderna stambeno-poslovna zgrada. Na prvom i drugom katu te u potkroviju smješteni su komforni stanovi od 38 m² do 88 m², svaki ima prekrasan pogled sa prostranih lođa ili terasa. Prizemlje je namijenjeno poslovnim prostorijama. U izgradnji i unutrašnjem uređenju korišteni su najkvalitetniji materijali; a okoliš čine lijepo uređene zelene površine. Mjesto Vodice savršeno je za ljetni odmor zahvaljujući bogatoj ponudi zabavnih i drugih sadržaja, ali i prekrasnih plaža i čistog mora. Također je idealno ukoliko želite stanovati u manjem mjestu na obali u blizini većeg grada.

In a small place on the Adriatic coast, only 5 min. ride from the town of Šibenik, a modern residential/business building is located. Comfortable apartments from 38 m² to 88 m² with nicely arranged and decorated rooms are on the 1st and the 2nd floor and in the loft, each has a beautiful view. The ground floor is intended for business premises. In construction and interior decorating only the high quality materials have been used. This is also achieved in the exterior, where nicely cultivated garden surrounds the building. Vodice is perfect for summer vacation but also if you like to live in a small place on the coast, near a big centre.

Cijena već od / Price from: 1900 - 2300 €/m²

Kontakt telefon / Contact telephone: +385 (0)21 332 725, +385 (0)21 332 726



Medulin

Na atraktivnoj lokaciji poznatog turističkog odredišta Medulina, u modernoj stambenoj zgradi smješten je novi stan od 54 m² na posljednjem (trećem) katu i prvi red uz more, što mu daje jedinstven i neometan pogled na more i usidrene brodice. Stan je nemamješten, a sastoji se od kuhinje, dnevnog boravka, dvije sobe i kupaonice, sve dovoljno komforne i s mnogo prirodnog svjetla. Posebna vrijednost stana, uz atraktivnu lokaciju, je i prostrana terasa koja je savršena za uživanje u ljetnim večerima i smirujućim zalascima sunca.

On an attractive location in the famous tourist resort Medulin, an apartment of 54 m² is located, in a modern building on the 3rd (last floor). The building is located in the first row by the sea resulting in amazing and unobstructed sea view. The apartment is unfurnished, consisting of kitchen, living room, two bedrooms and bathroom, all spacious and with much natural light. The special advantage of the apartment is its spacious terrace, perfect for enjoying the summer evenings and calming sunsets.

Cijena već od / Price from: 3300 €/m²

Kontakt telefon / Contact telephone: +385 (0)21 332 725, +385 (0)21 332 726



Opatija

Obiteljska kuća na atraktivnom položaju Opatijske rivijere s očaravajućim pogledom na otoke Kvarnerskog zaljeva i beskrajno morsko plavetnilo čini ovaj objekt savršenim za ugodno stanovanje u mirnom mjestu, budući da je 2.5 km udaljena od obale i daleko od vreve obližnjih turističkih odredišta. U 1600 m² zemljišta i uređene okućnice savršeno se ukloplila kuća s kompletno namještenim stambenim prostorom – dvoetažni stan od 250 m² čija donja etaža obuhvaća prostrani dnevni boravak, kuhinju i kupaonicu dok su na gornjoj etaži smještene tri spavaće sobe s pripadajućom kupalicom. Kuću je moguće opremiti dodatnim sadržajem kao što je vanjski bazen, što bi je učinilo još poželjnijom za one koji žele kvalitetno i luksuzno stanovanje.

Family house in one of the most attractive locations of the Opatija Riviera with a breathtaking view of the islands in the Kvarner Bay and the endless sea, makes this house perfect for life in a peaceful Mediterranean place taken that it is located 2,5 km from the coast and away from the bustle of tourist destinations in its vicinity. 1600 m² of plot was suitable for a luxurious residential area, completely furnished, consisting of a split-level apartment of 250 m²: the lower floor includes a spacious living room, kitchen and a bathroom, while on the upper floor there are three bedrooms with a bathroom. There is also a possibility of constructing extra facilities such as outdoor pool which would make the house even more desirable for those wanting a luxurious and high standard of living.

Cijena / Price: na upit / on inquiry

Kontakt telefon / Contact telephone: +385 (0)21 332 725, +385 (0)21 332 726



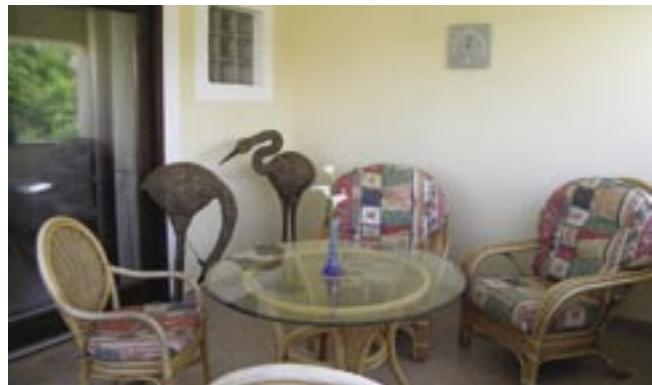
Opatija

Jedan od najpoznatijih hrvatskih restorana duge tradicije i dobitnik međunarodnih i domaćih priznanja, smješten je na jednoj od najatraktivnijih lokacija na Jadranu, između plaže Lido i opatijske lučice na poluotoku okruženom parkom i morem. Restoran i prateći objekti se prostiru na 650 m², sa 100 sjedećih mjesta u unutarnjem prostoru te još 200 na terasi s jedinstvenim pogledom, uz samo more. U blizini restorana nalaze se najprestižniji hoteli, a do središta grada dolazi se laganom šetnjom uz lungo mare. U sklopu restorana su također tri luksuzno namještena stana površine cca 300 m² sa terasama s prekrasnim pogledom na

One of the most famous Croatian restaurants with a long tradition and the winner of many international awards is situated between Opatija's yachts marina and Lido beach, on the peninsula surrounded by sea and park. Restaurant and surrounding premises consist of 650 square meters, with 100 seats in the interior and another 200 seats on the terrace with a unique view, directly on the coastline. In the vicinity only the most prestigious hotels are located and the centre of Opatija is reached after a pleasant walk along lungo mare, i.e. the coast. Three luxuriously equipped apartments comprising 300 square meters with terraces and separate entrances belong to the property of the restaurant.

Cijena / Price: na upit / on inquiry

Kontakt telefon / Contact telephone: +385 (0)21 332 725, +385 (0)21 332 726



Poreč

Luksuzna vila s bazenom 5 km od Poreča i 3 od Funtane. Smještena je na prostranoj parceli od 2150 m², a cjelokupna stambena površina od 400 m² dijeli se na: podrum od 120 m²; prizemlje koje zauzimaju tri apartmana od 40, 50 i 70 m²; na prvom katu kuće te u potkroviju smješten je komforan, kompletno namješten stan s kuhinjom, blagavaonicom, dnevnim boravkom i dvjema spavaćim sobama. Iz stana se izlazi na prostrane terase južne orijentacije. Stambeni prostor uključuje i dvije garsonijere od 30 m² koje imaju izlaz u lijepo uređen vrt. Vanjski bazen; osigurano 10 parking mjesta.

A luxurious villa with outdoor pool located 5 km from Poreč and 3 km from Funtana. It is situated on a plot of 2150 m² with the overall residential area of 400 m² divided into: a basement of 120 m²; a ground floor occupied by three apartments of 40, 50, 70 m²; a spacious completely furnished apartment on the 1st floor and loft with kitchen and dining room, living room and two bedrooms. The apartment has an access to spacious terraces facing south. The residential area also includes two studios/flat let of 30 m² with the entrance into a nicely decorated garden. A luxurious outdoor pool; a parking space for 10 cars is secured.

Cijena / Price: 825.000 €

Kontakt telefon / Contact telephone: +385 (0)21 332 725, +385 (0)21 332 726



D14-A021



Poreč

Na zapadnoj obali Istre, u blizini Poreča, nalazi se luksuzan stambeni kompleks u prirodnom okruženju s prekrasnim otvorenim pogledom na more i plažama u krugu od 10 km. Kompleks se sastoji od 12 zgrada s bazenom koje su podijeljene svaka na 5 stanova od 51, 55, 56 i 72 m². Prizemlje je podijeljeno na dva stana od 55 m², a zaseban stan od 70 m² smješten je na katu. Stanovi u prizemlju imaju kuhinju s trpezarijom, dnevni boravak, 2 sobe i kupaonicu. Posebnost prizemnih stanova je ograđeni i uređeni vrt s grillom. Na 2. katu je stan od 70 m² koji ima kuhinju, trpezariju, dnevni boravak, 2 sobe, 2 kupaonice i 2 terase.

For sale, on the west coast of Istria, near Poreč, a luxurious residential complex in natural surroundings with beautiful open sea view and beaches in 10 km radius. The complex consists of 12 buildings with a pool and each is divided into 5 apartments comprising 51, 55, 56 and 72 m². The ground floor is divided in two apartments of 55 m² and there is a separate apartment placed on the first floor. Apartments on the ground floor have a kitchen with dining room, living room, 2 bedrooms and one bathroom. Each ground floor has a separate, cultivated garden with a grill. The second floor consists of an apartment of 70 m² that has a kitchen, dining room, living room, 2 bedrooms, 2 bathrooms and 2 terraces.

Cijena / Price: 72.000 € - 135.000 €

Kontakt telefon / Contact telephone: +385 (0)21 332 725, +385 (0)21 332 726



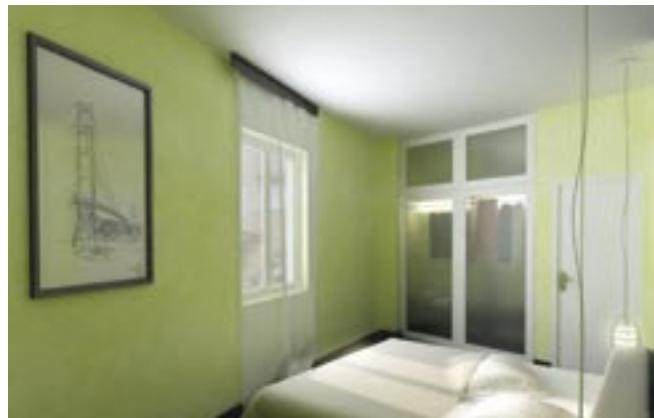
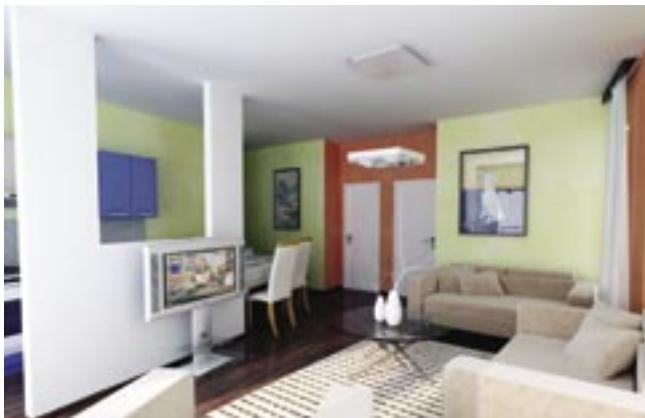
Poreč

Prodaju se prekrasne novoizgrađene istarske kamene vile koje se nalaze 8 km od Poreča. Kompleks se sastoji od 6 dvojnih objekata na dvije etaže ukupne stambene površine 133.50 m² s okućnicom od 385 m². Vile se nalaze 500 metara od mora, a sastoje se od prizemlja 80 m² i kata 58 m². Svaka kuća u dvorištu ima svoj bazen, koji se uz alarm i sličnu dodatnu opremu plaća ekstra. Svaka vila se sastoji od 4 spavaće sobe, kuhinje, blagovaonice, dnevнog boravka, kupaonice, balkona, ugrađenog grijanja i klima uređaja.

For sale beautiful newly-built Istrian stone villas situated 8 km from Poreč. The complex consists of 6 semi-detached buildings divided in 2 levels with total surface area of 133.50 m². The surrounding plot comprises 385 m². The villas are situated 500 metres from the sea and they consist of the ground floor comprising 80 m² and the floor comprising 58 m². Each house has its own pool that along with the alarm and similar extra equipment is paid extra. Each villa has 4 bedrooms, kitchen, dining room, living room, bathroom, balcony, installed heating and air conditioner.

Cijena / Price: 236.000 €

Kontakt telefon / Contact telephone: +385 (0)21 332 725, +385 (0)21 332 726



Umag

Prodajemo 47 sunčanih i prostranih stanova s balkonima u moderno dizajniranom kompleksu zgrada. Budući stanari će imati ekskluzivno pravo na korištenje krovne terase sa bazenom i dalekosežnim pogledom.

For sale, 47 bright and airy apartments and penthouses with private balconies, in a modern and stylish complex. Residents have the exclusive use of a private rooftop, swimming pool and roof terrace with far-reaching views.

Cijena već od / Price from: 107.000 €

Kontakt telefon / Contact telephone: +385 (0)21 332 725, +385 (0)21 332 726



Zagreb, Gramča

Moderno dizajnirana urbana vila koja se sastoji od pet stanova različitih kvadratura. Osnovna konцепција stanova je povezivanje boravka, blagovaonice i kuhinje u jedan prostor, povezan s vanjskim prostorom: terasom ili lođom. Za svaki stan su predviđena dva parking mesta.

A modern urban villa consisting of five different apartments of various size. The basic conception of the apartments is connecting the living room, dining room and kitchen into one space, connected with the exterior by a terrace or loggia. The price includes two parking spaces.

Cijena / Price: na upit / on request

Kontakt telefon / Contact telephone: +385 (0)21 332 725, +385 (0)21 332 726



Zagreb

U podsljemenskom području, u zelenoj oazi i blizini centra smještene su dvije luksuzne i moderne vile, svaka s 4 dvoetažna stana. Stambeni prostor uključuje: suteren s boravkom, kuhinjom i blagavaonicom povezani u jednu cjelinu i spavaćim sobama na katu; terasa okružuje čitav stan i ima JI orijentaciju; stanovi u prizemlju, na 1. katu i u potkrovlu; imaju lođe ili terase koje su dostupne iz boravka ili blagavaonice a orijentirane su prema JI. Kvadratura stanova kreće se od 115 m² do 179 m² te mogu biti 3-sobni, 4-sobni, 5-sobni s dvije kupaonice. Stanovi u potkrovju imaju dodatnu lođu na JZ. Parkirni prostor natkriven zelenilom.

At the foothill of Sljeme, near the centre of Zagreb, two luxurious and modern villas are located, each with 4 split-level apartments. The residential area includes: subterranean floor with kitchen, dining room and living room that communicate and bedrooms on the upper floor; a terrace with south-east orientation. Apartments are on the ground floor, 1st floor and loft all have terraces or loggias that can be entered from the living area and dining room which are oriented south-east. The square footage of apartments ranges from 115 m² to 179 m² and are 3-bedroom, 4-bedroom and 5-bedroom apartments with two bathrooms. The lofts have an extra loggia with a south-west entrance from the bedrooms. The external parking space is covered in greenery.

Cijena / Price: na upit / on request

Kontakt telefon / Contact telephone: +385 (0)21 332 725, +385 (0)21 332 726