

HOTEL COMPLEX WITH CONGRESS CENTER, POINT "ARZA - MIRIŠTE"

EXISTING SITUATION

The point Arza in non-developed complex, expect the fortress that is situated on the Miriste cape and several abandoned housing facilities.

The fortress is included in the programme as a special attraction of the location.

The altitude is 150 m at the highest point, with mild slopes towards both sides of the peninsula.

There is no constructed infrastructure on the location. It is covered with non-quality vegetation, mostly by macchia bushes, although there are some pine and olives trees.

The location is free for construction, and the existing facilities will be integrated into newly planned ones.

PLANNED PROGRAMME

Stage I Hotel Mirište ****

Lodging

In 250 rooms with 500 beds, the building has a basement, ground floor and 4 floors. On three floors there are rooms, while the ground floor and basement are intended for public facilities and services. The rooms are equipped in compliance with the hotel category and European standards for **** hotels. Lodging surface 11.250 sq.m.

Public facilities:

Covering a surface of 1.975 sq.m are situated on the ground floor.

Sports and recreation:

Facilities in the building are situated in the basement and have a total surface of 1.500 sq.m.

Services with technical zones:

With premises for employees are situated in the basement and cover a surface of 2.323. sq. m.

Garage for 80 vehicles, also in the basement, surface 2.000 sq.m.

Conference Center

The building is planned to have a structure comprising a ground floor and one floor, there are 7 conference rooms, 2 for 500 visitors, and 5 for 150 visitors. Total surface is 1.740 sq. m. being situated on the ground floor.

Amphitheatre

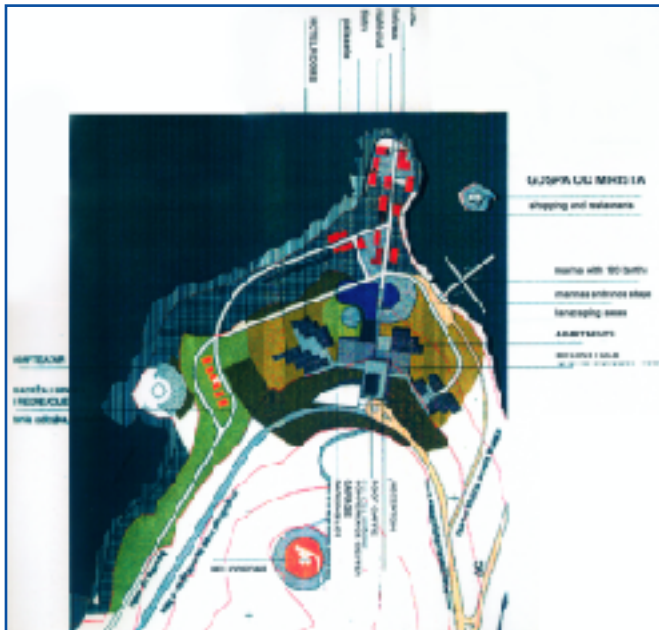
For the cultural and entertainment events, an amphitheatre with the stage and places for 400 visitors is planned, with a surface of 850 sq.m. within the fortress on the Miriste cape.

Amusement

The amusement facility includes the night club for 200 visitors casino with 5 tables, discotheque for 100 visitors, phonothèque and dancing room with terrace and communication, total surface 1.990 sq.m.

Outdoor sports courts

The soil of the peninsula of Arza cascades progressively towards the coast, so that the sports courts are planned to be on terraces, as follows: 4 x 2 tennis, 2 volleybal, mini golf, archery, bicycling, track 1.000 m long, heliport; there will also be water skiing tracks, and diving club. Total surface of the facilities 6.200 sq.m.



CATEGORY

Construction of a complex of **** category

DESIGN DOCUMENTATION

For the proposed location there is no elaborated detailed project. According to the General Project of the Municipality of Herceg Novi (Official Gazette of Republic of Montenegro no. 1/89), 2000 beds are planned in the region Zanjice - Miriste - Arza.

PROPRIETARY STATUS

Location is public property, managed by the Yugoslav Army and the Municipality of Herceg Novi, managing by the Coastal Zone Agency of Montenegro in Budva.

Point of Arza with Miriste cape is situated in the western part of the peninsula of Lustica and has north-south oriented beaches. Configuration of soil comprises moderate elevation from the coast towards the top of the peninsula, so that the facilities of tourist complex are planned in cascading disposition, on the terraces, following natural configuration of the soil.

The access to the location is possible by one-way asphalt road leading from the juncture with the mail road Tivat - Budva, through the peninsula of Lustica. Another access will be from the sea when the point is constructed to that effect.

The location has no natural beach of its own, the coast is rocky. The nearest attractive beach is the cove of Zanjice. As far as the space is concerned, there are no limitations for construction of the proposed programme, provided that the documentation is prepared and primary infrastructure constructed.

Surface of the location proposed for construction is 98.422 sq.m.