

# urban residence | PRIZREN



THIS PROPOSAL AIMED TO INTERTWINE:

- **a sustainable urban solution**
- **contemporary architecture**
- **cultural and natural heritage values of the place**

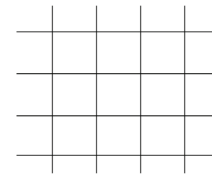


# NATURAL HERITAGE



# CULTURAL HERITAGE

patterns



geometry

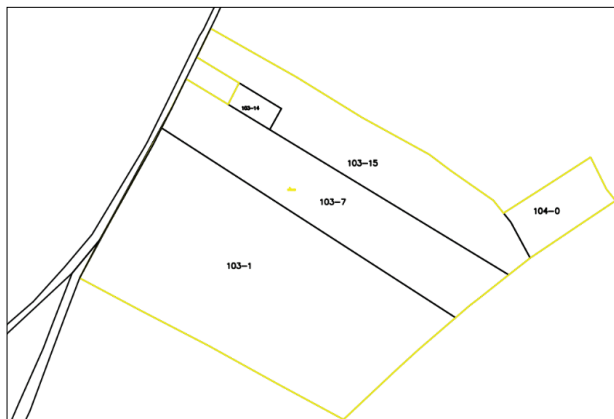


diversity





Guidelines according to local plans:  
 land-use: **MIX-USE**  
 area: **4.2 hectares**  
 density: **high, coefficient ISN=3**  
 height: **8 stories max**



the site

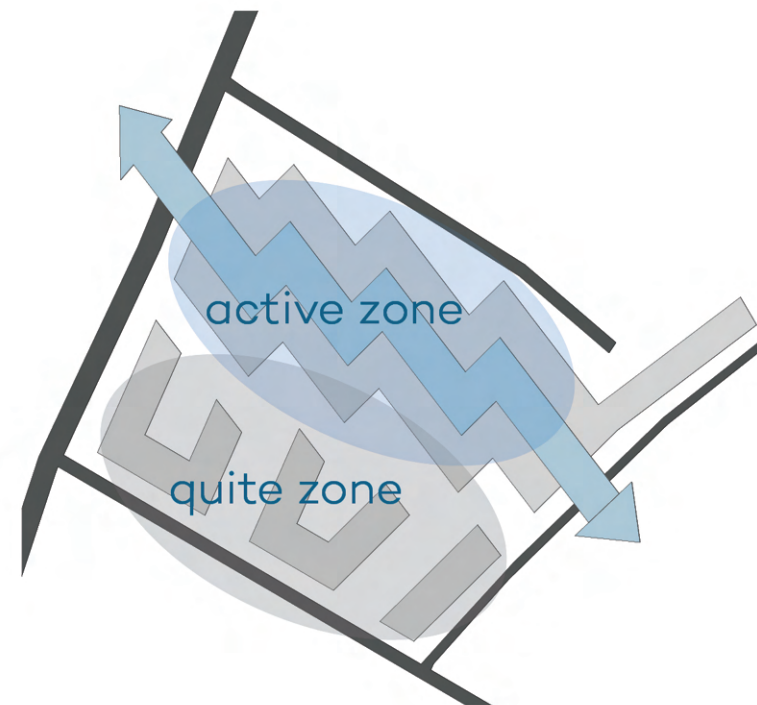
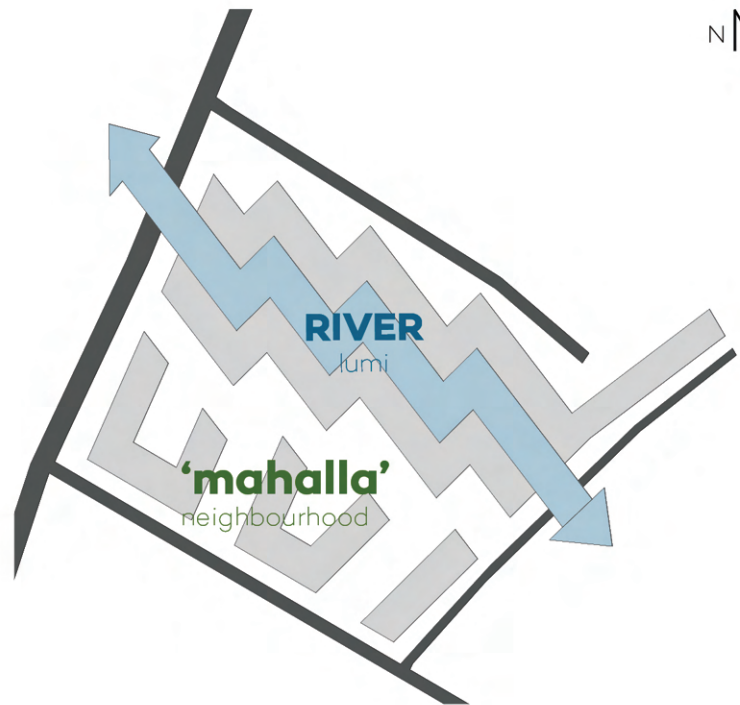
A proposed entry for an international **design competition** for 4.2 hectares of dense mixed-use development, initiated in 2024 by a joint venture of private investors Agullimi A & Bel Group sh.p.k in Prizren, Kosovo.

This proposal aimed to **intertwine a sustainable** urban solution, **contemporary** architecture, and **cultural and natural heritage** values of the place.

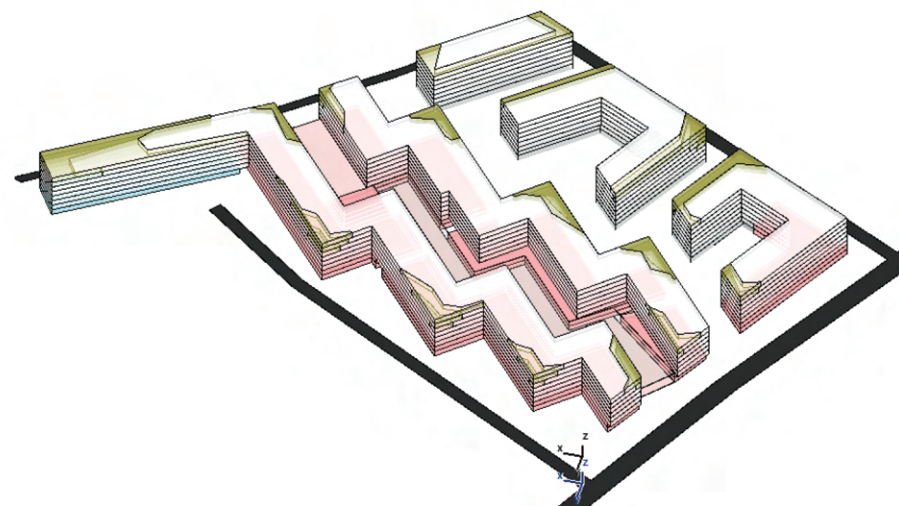
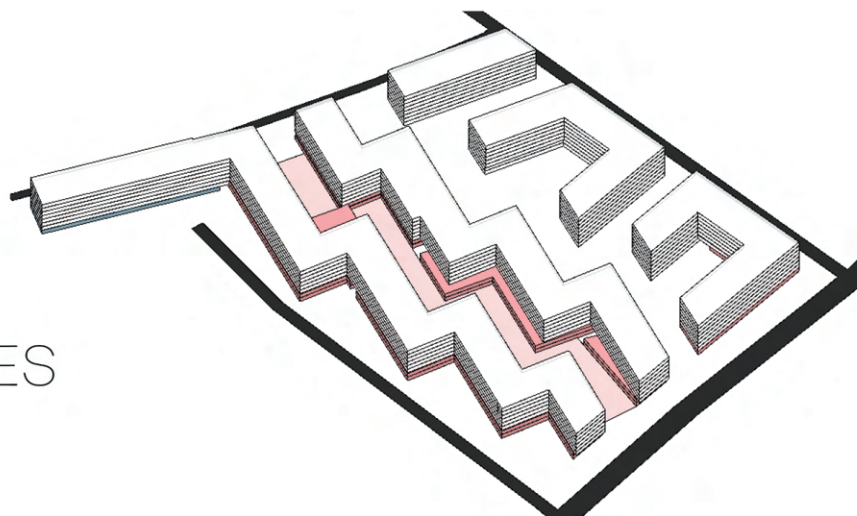
The proposed morphology of the overall buildings is **inspired** from the **local nature heritage**, more particularly **the hills** and mountains in the background and **the river** as an important element of the city.

The **geometries** and **patterns** from **local cultural and architectural heritage** are used as inspiration for the material **patterns** of the façade and throughout the development.

## LAYOUT



## VOLUMES



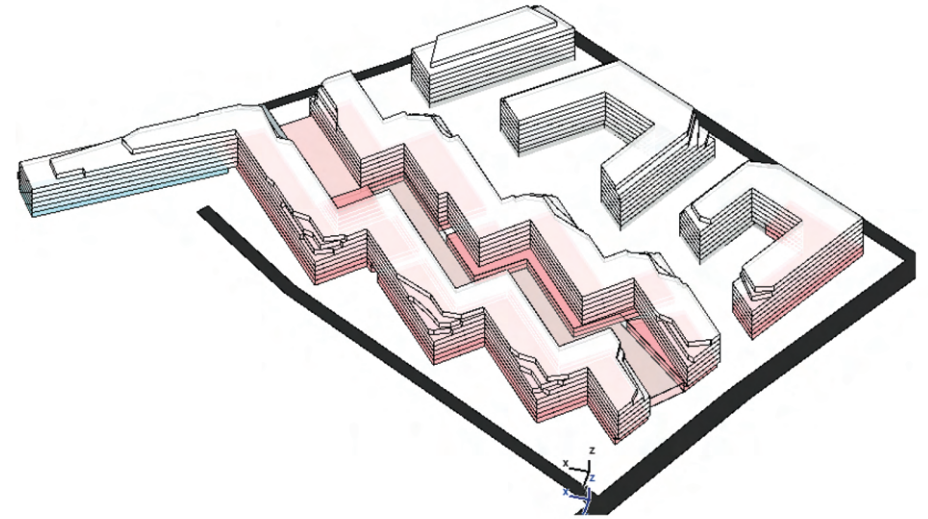
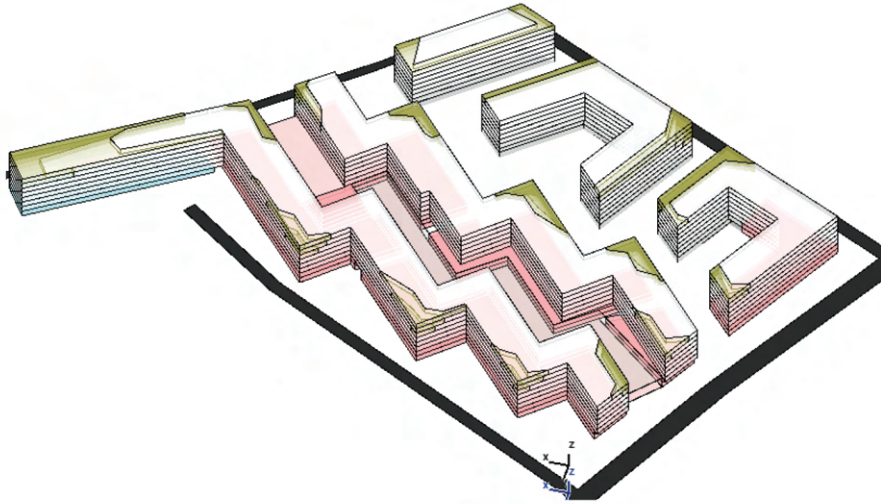


The **green** areas exceed significantly the local urban codes. The overall development is divided into two main areas: the **active** area consisting of commercial and housing, and a **quieter** area planned solely to housing.

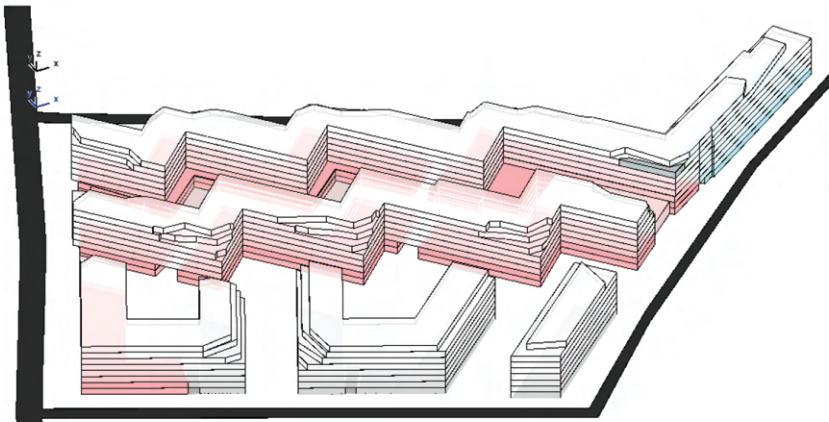




# FINAL BUILDING MORPHOLOGY



## MIXED USE: HOUSING, COMMERCIAL, ADMINISTRATION



### 81% HOUSING

studio apartment	15%
1 bedroom apartment	4.5%
2 bedroom apartment	56 %
3 bedroom apartment	25%
Penthouse	9%
Duplex	4%

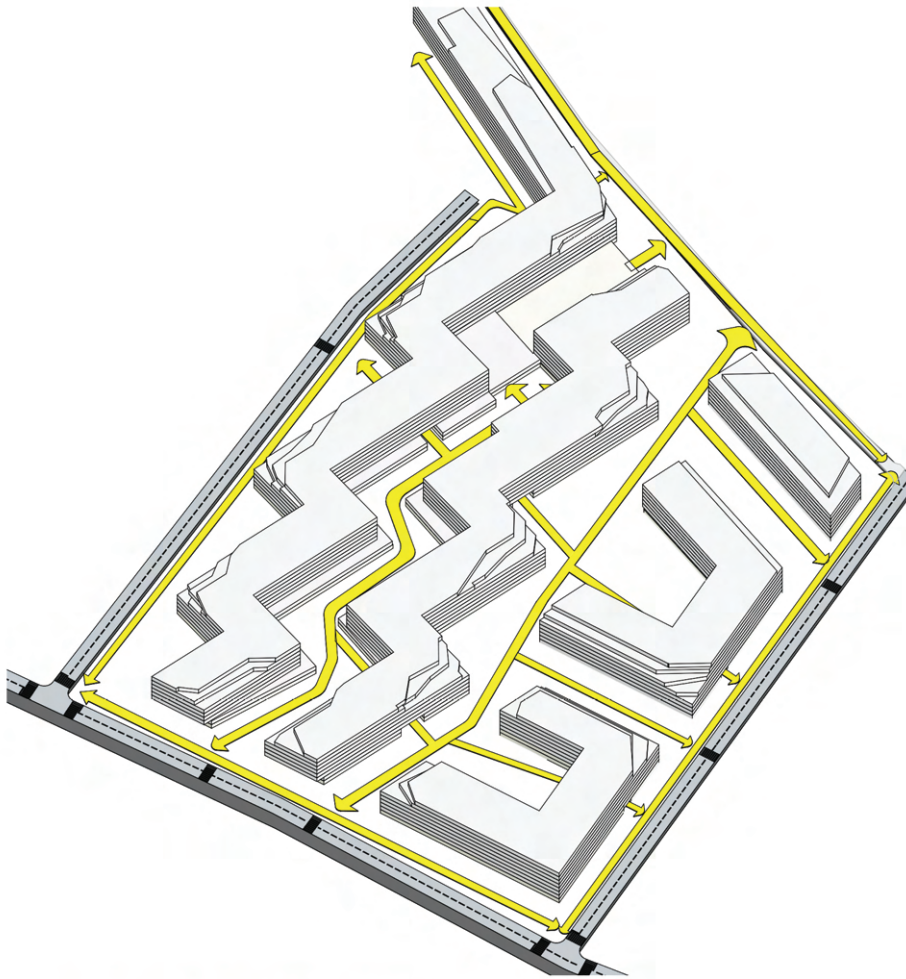
### 18.2% COMMERCIAL

shops & stands  
resturants & caffes  
bookshop  
SPA&Pool  
space for local bazaar

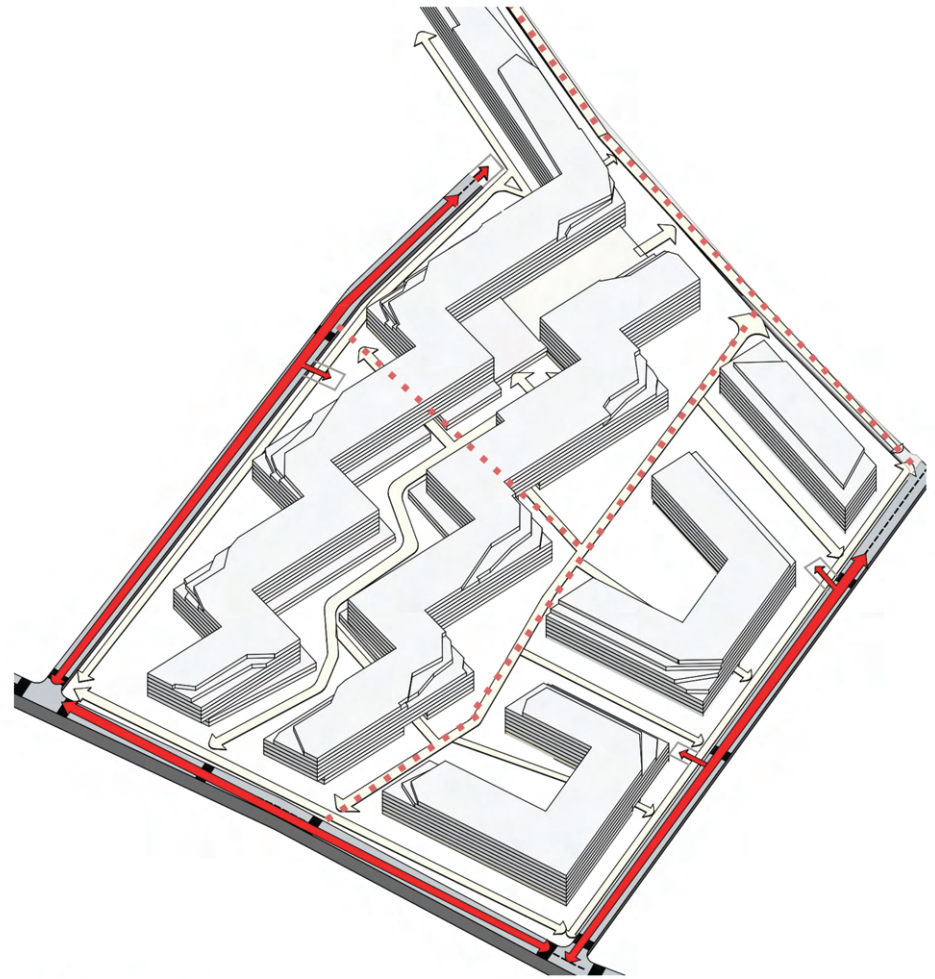
### 0.8% EDUCATION

daycare

## PEDESTRIAN AND CAR MOVEMENT



PEDESTRIAN



CAR

The urban development plan for the vacant lot is designed to be pedestrian-oriented, with vehicular movement limited to the perimeter or placed underground.

















within the **PEDESTRIAN URBAN BLOCK**  
the pedestrian only paths weaving  
through the green spaces and buildings



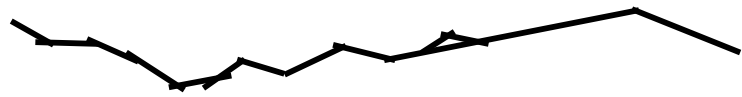


**PEDESTRIAN URBAN BLOCK  
+  
OUTDOOR RECREATIONAL AREA**



This urban complex is planned as a reference point for the new part of the city and aims to set **a new standard of urban development** with a focus on **people and community**, in contrast to the existing trend of ~~**car-oriented developments.**~~





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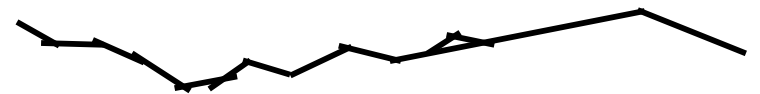
**MATERIAL DIVERSITY  
HARMONY**







Geometries of building morphology  
and diversity of materials that  
co-exist in harmony, are inspired from  
local natural and cultural heritage







**COMMERCIAL SPACES  
+  
INDOOR RECREATIONAL SPACES**





**urban** residence | PRIZREN

