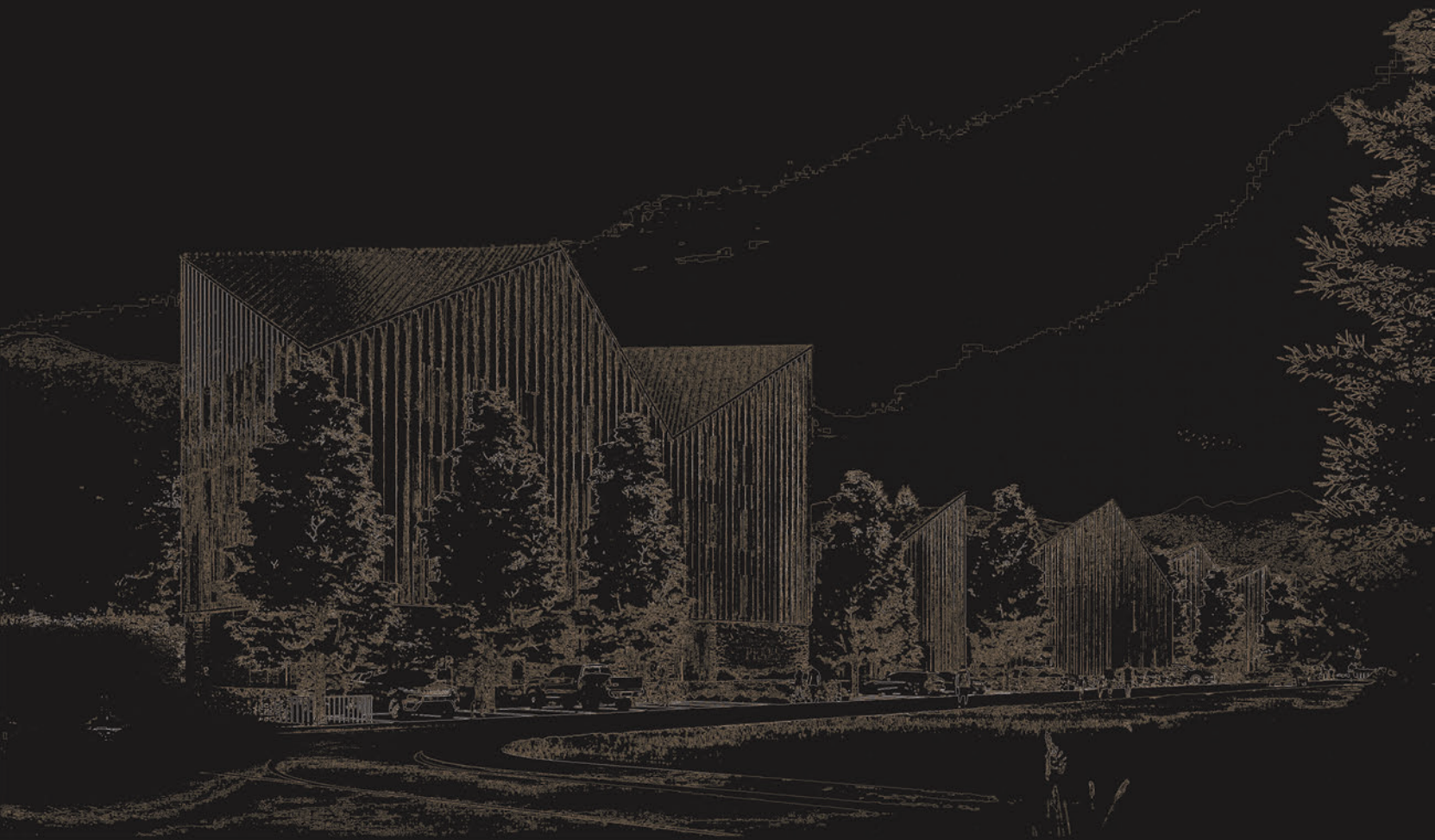




Hotel  
PEAKS



Montenegro, 2023



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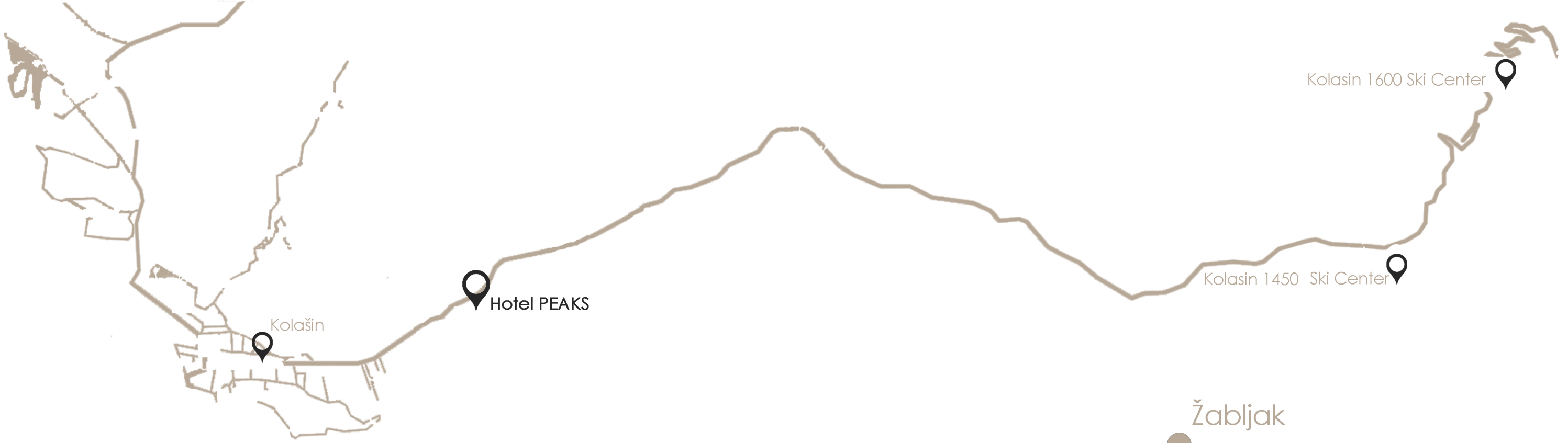
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Montenegro

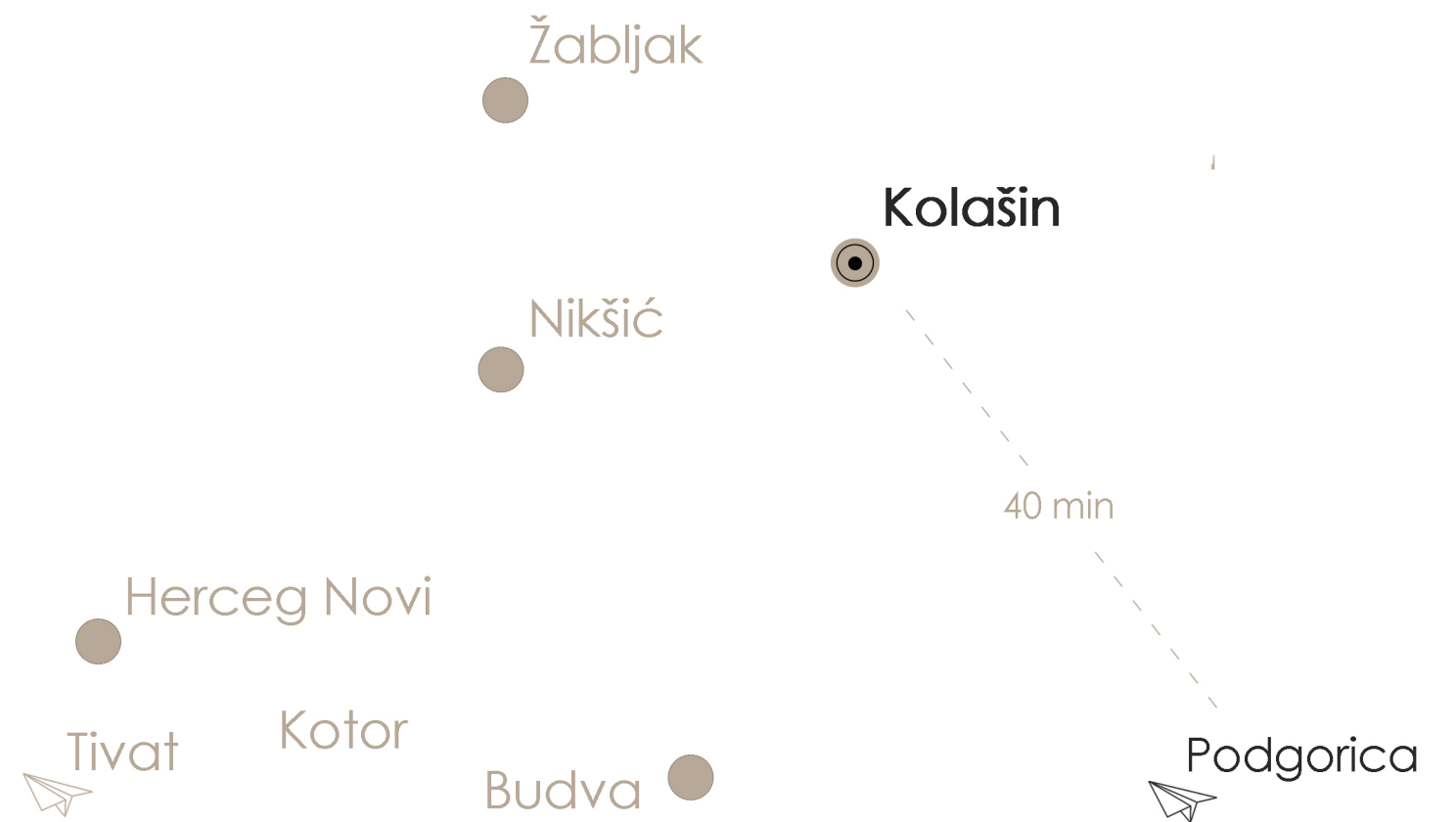
Podgorica



Kolašin is located in the central part of the continental part of Montenegro. It stretches over an area of 897 square kilometers of the upper and middle courses of the Tara and Morača rivers.

Although located in the mountains, the Kolašin region is nevertheless easily accessible and well connected with the rest of the country. The highway connects the capital Podgorica to Kolašin and the hotel can be reached by car in less than 40 minutes from the airport.

The future Peaks Montenegro will be located in the Municipality of Kolasin, near the center, some eight kilometres from the Kolasin 1450 and Kolasin 1600 Ski Centres.



# Facts about Montenegro

**Capital** Podgorica

**Official language** Montenegrin

**Area** 13,812 km<sup>2</sup>

**Population** 619.211 (2021)

**Currency** Euro (€)



## About Kolašin

Kolašin is located in the central part of the continental part of Montenegro. It stretches over an area of 897 square kilometers of the upper and middle courses of the Tara and Morača rivers.

The region of Kolašin is surrounded with cliffs and mountain peaks of Sinjavina, Javorje, Semolj, Kapa Moračka, Maganik, Štavnje, Ostrvica, Komovi, Ključ and Bjelasica. This

beautiful landscape is marked by breathtaking canyons, lakes and mountain peaks exceeding 2000meters.



# Climate

The area of 897 square kilometers of the Kolašin Municipality is featured by major changes in altitude at small distances.

The town is at 954 meters above sea level; only five or so percent of territory is at a height below 500, and 24 percent below 1000metres above sea level. The climate in Kolašin and its surrounding contributes to the fact that the whole region is considered as a health resort. Average annual temperature is 7,3°C.







## Tourism & Activities

Tourism is the main economic activity of the people in Kolašin because the nature of this region is so attractive.

The greatest natural value of this city is nearness of national park with the rainforest Biogradska gora, which covers the area of 1600 ha and is one of the last three rainforests in Europe. The roads have made it accessible for the guests coming by train, plane, bus or by their own cars.

The offer is diverse, and it can meet all tastes and needs of both elderly and young people, or of those who want peace and those who prefer adventure and excitement:

When staying in Kolašin, a guest has all the advantages of a health resort. The mountain climate and fresh air, along with health food guarantee everybody's recovery.





## Tourism & Activities

There is a huge number of hiking trails. Besides the already mentioned Biogradska gora trails, there are many other attractive destinations to go to from Kolašin. For example, to Šljivovica, Ćirilovac and Ključ, all at 1973 meters above sea level. Or to Kapela, Preobraženje Gospodnje, Ćupovi, raskrsnica on Crna Glaca at 2139 meters above sea level. Wherever you go there are breathtaking landscapes, mountain springs and beautiful panoramas open up to the mountain chains of Bjelasica, Prokletije, Komovi, Sinjavina...

## Tourism & Activities

Rafting down the deep Tara Canyon is the ultimate experience. If your starting point is Kolašin, you can choose rafting tours of 15,20 or even 98 kilometers and different „packages“ for those more and less spirited.

Those who love snow sports can go to the Ski Center Jezerine nearby Kolašin, only 8.5km away from the city center. It offers 45km of ski slopes, suitable for both day and night skiing. Many visitors go there even during the summer season.

*Tourism  
& Adventure*



# Architecture

Architecture of this region puts the architects and engineers before great challenges, as they need to find balance between nature and current architectural trends. The designers and investors of many new buildings, using new materials, are trying to preserve the old spirit of the authentic architecture harmonized with the natural surroundings and yet to provide new functionality and bigger comfort.





## General Hotel Information

<b>type of apartments</b>	<b>pcs</b>
standard studio apartment average surface 41.95m <sup>2</sup>	<b>11</b>
superior studio apartment average surface 43.54m <sup>2</sup>	<b>12</b>
duplex apartment average surface 100m <sup>2</sup>	<b>17</b>



## About project

The hotel complex with villas is located on the way to the ski center Bjelasica, at the beginning of the urban development in northwestern part.

Along its length it is oriented in the northwest-southeast direction.

By the hotel hotel, there are four villas with their own accommodation capacities.

Located 1.8 km from the city center and 8 km from the ski resort.

The hotel can be entered from the main road that leads to the ski center.





condo hotel  
**PEAKS**

villa  
Club





## About project

The villas are like free-standing buildings which were named Villa Troglava, Villa Crna glava, Villa Zekova glava and Villa Čupovi.

The entrance hall is directly connected to horizontal and vertical communications. All floors are the same with 6 studio apartments per floor.

The facade of the hotel and annex is designed from natural materials - stone and wood.



condo hotel  
**PEAKS**

vila  
Troglava

DEVKC





## About project

As a function of the accommodation capacities and in accordance with their number and category, the hotel facilities are planned in basement and ground floor, most significant of which are the restaurant with terrace, reception, lounge bar, pool, indoor playground, gym, wellness and spa, as well as entrance hall and reception.





vila  
Ćupov

## *Interior*

Accommodation units are provided on all upper floors. There are three types of studio apartments composed of 4 zones (living room, kitchen with dining room, bedroom, and bathroom).

The positions of the windows allow plenty of natural light, which creates playful environments, further defining them.



The space is dominated by a warm palette of colors, light oak tones, with contrasting details in black.

Natural materials with rich textures and muted tones permeate the entire space.



















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PEAKS

Montenegro

