

An aerial photograph of a coastal town, likely Ksamil, with turquoise water and a rugged coastline. The town is densely packed with buildings and is situated on a peninsula or near a bay. The surrounding landscape is a mix of green and brown, indicating some vegetation and open land. The water is a vibrant turquoise color, suggesting a shallow reef or lagoon. The overall scene is a beautiful coastal landscape.

KSAMIL HOTEL

FUKSAS

29.11.2023

1.0 EXISTING SITUATION

2.0 MASTERPLAN

3.0 CONCEPT

4.0 PROGRAM | FUNCTIONS

5.0 FLOOR PLANS

6.0 ROOM TYPOLOGY LAYOUT

7.0 SECTIONS

8.0 FACADE

9.0 ROOM TYPOLOGY LAYOUT

10. AREA CALCULATION

11. EXTERIOR RENDER

12. INTERIOR RENDER

13. REFERENCES

01

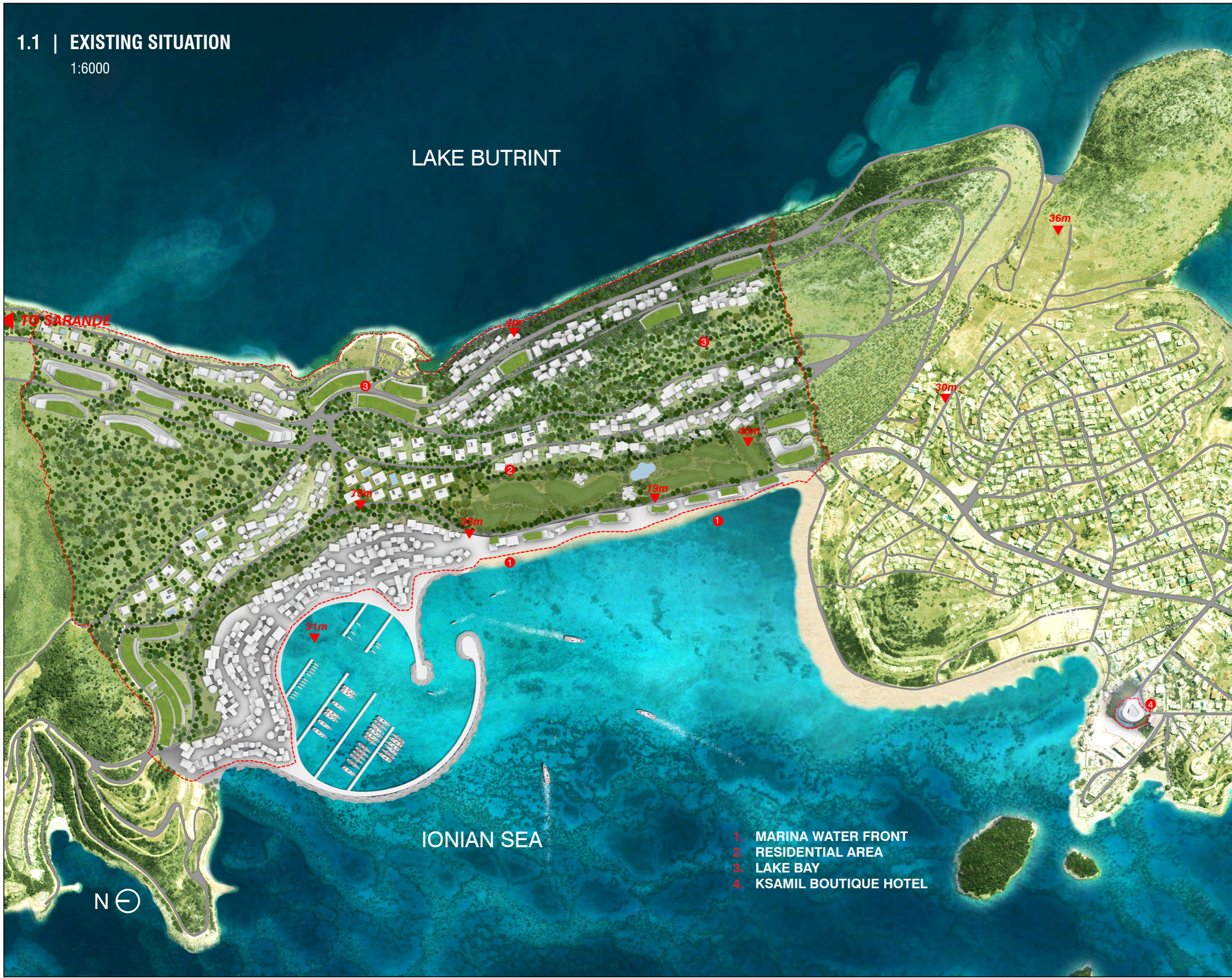
EXISTING SITUATION

1.1 | EXISTING SITUATION

1:6000

LAKE BUTRINT

KSAMIL HOTEL



VENDODHJA

Ksamil, Shqiperi

PROJEKTI ARKITEKTONIK

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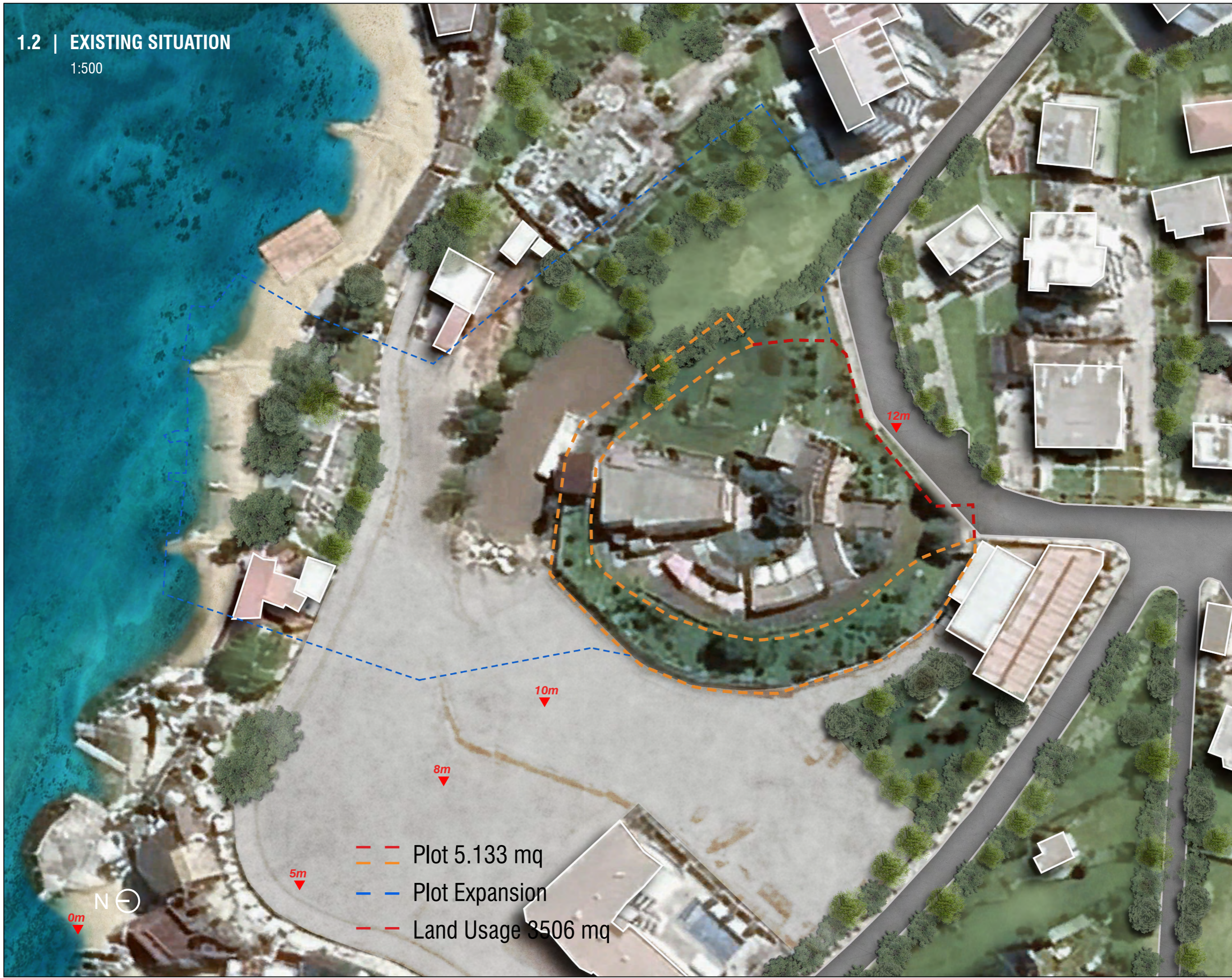
EMERTIMI I FLETES

- 1. MARINA WATER FRONT
- 2. RESIDENTIAL AREA
- 3. LAKE BAY
- 4. KSAMIL BOUTIQUE HOTEL



1.2 | EXISTING SITUATION

1:500



- Plot 5.133 m²
- Plot Expansion
- Land Usage 3506 m²

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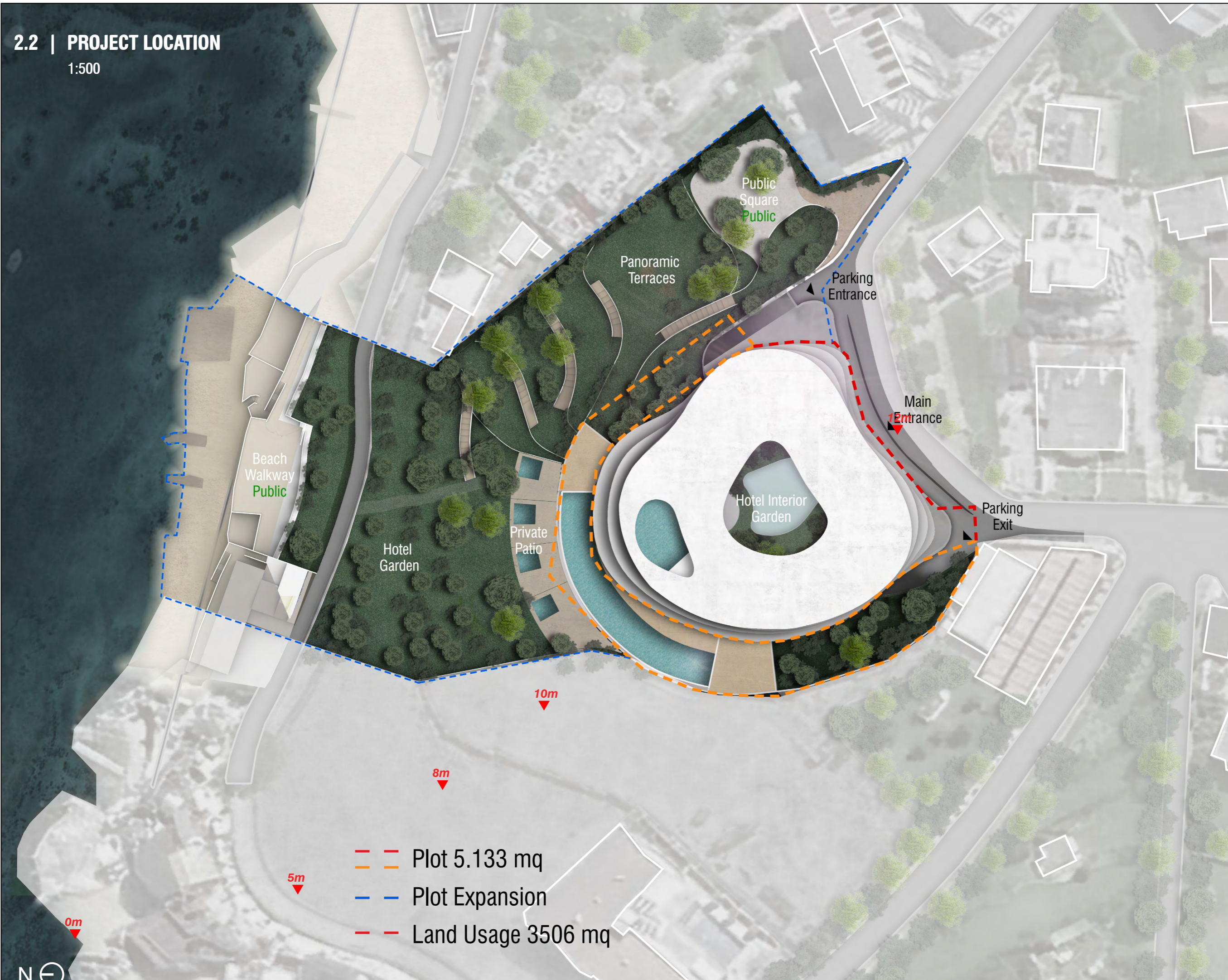
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02

MASTERPLAN

2.2 | PROJECT LOCATION

1:500



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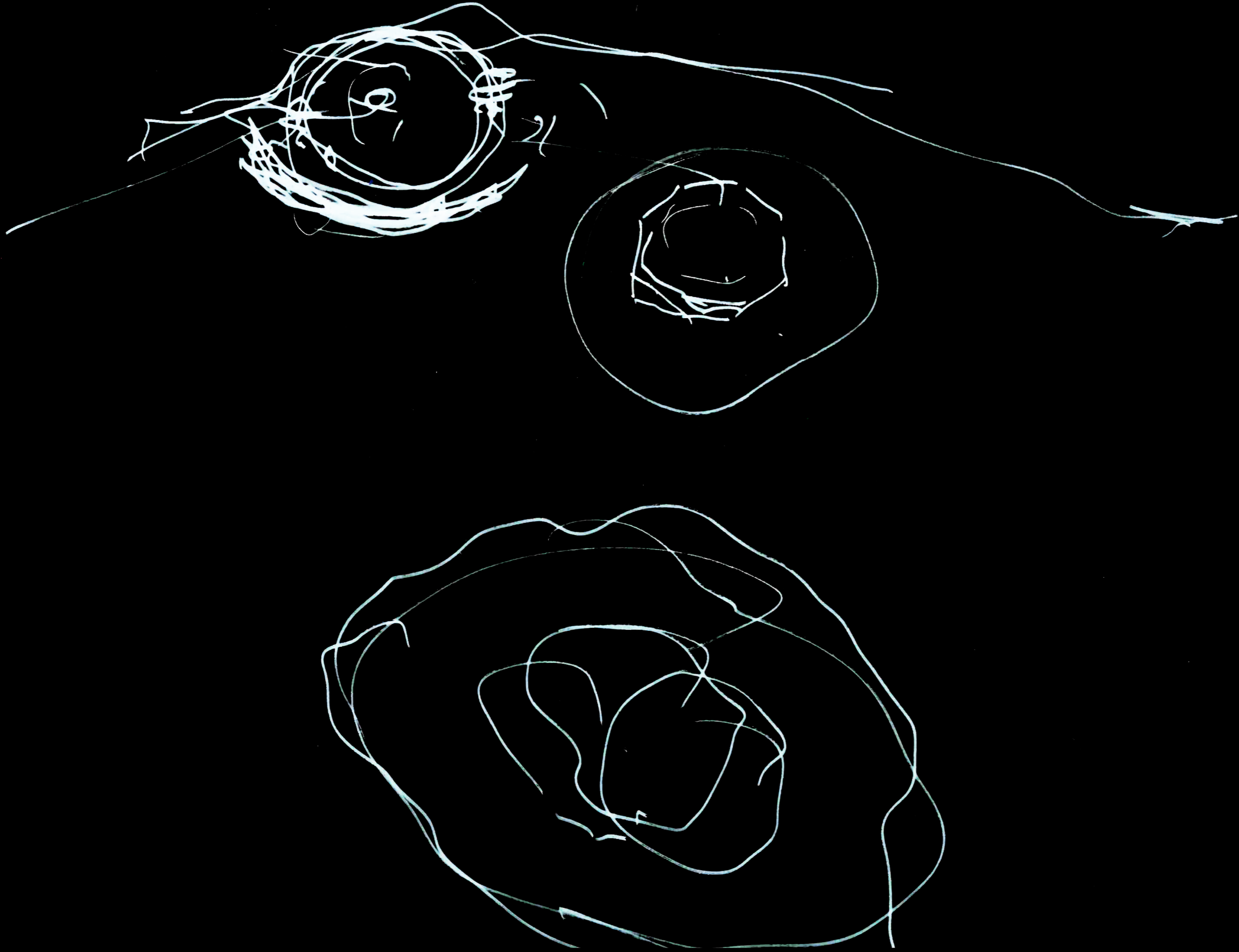
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03

CONCEPT



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3.1 | SITE STRATEGY

Connections with Tirana & Valona



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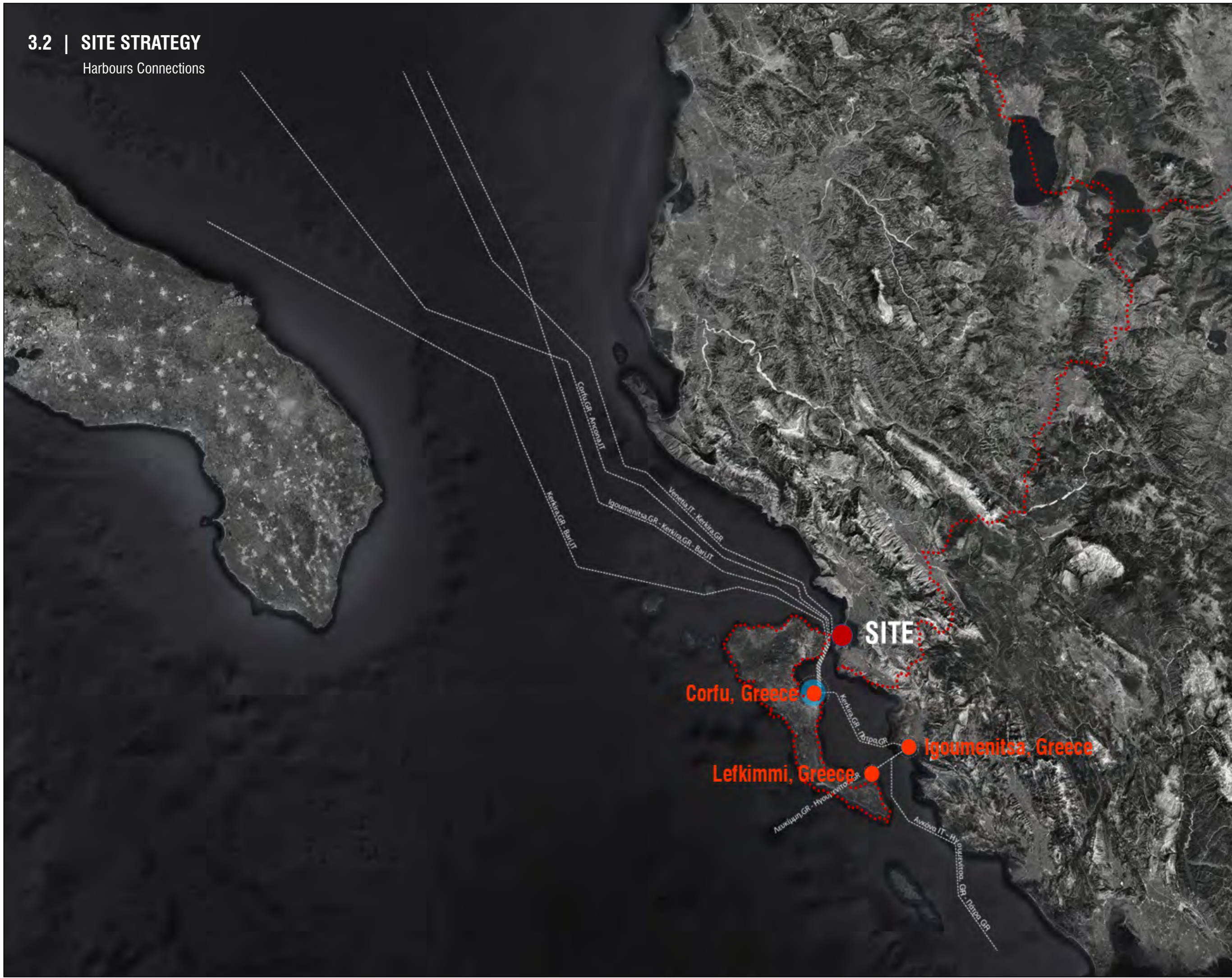
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3.2 | SITE STRATEGY

Harbours Connections



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VENDODHJA

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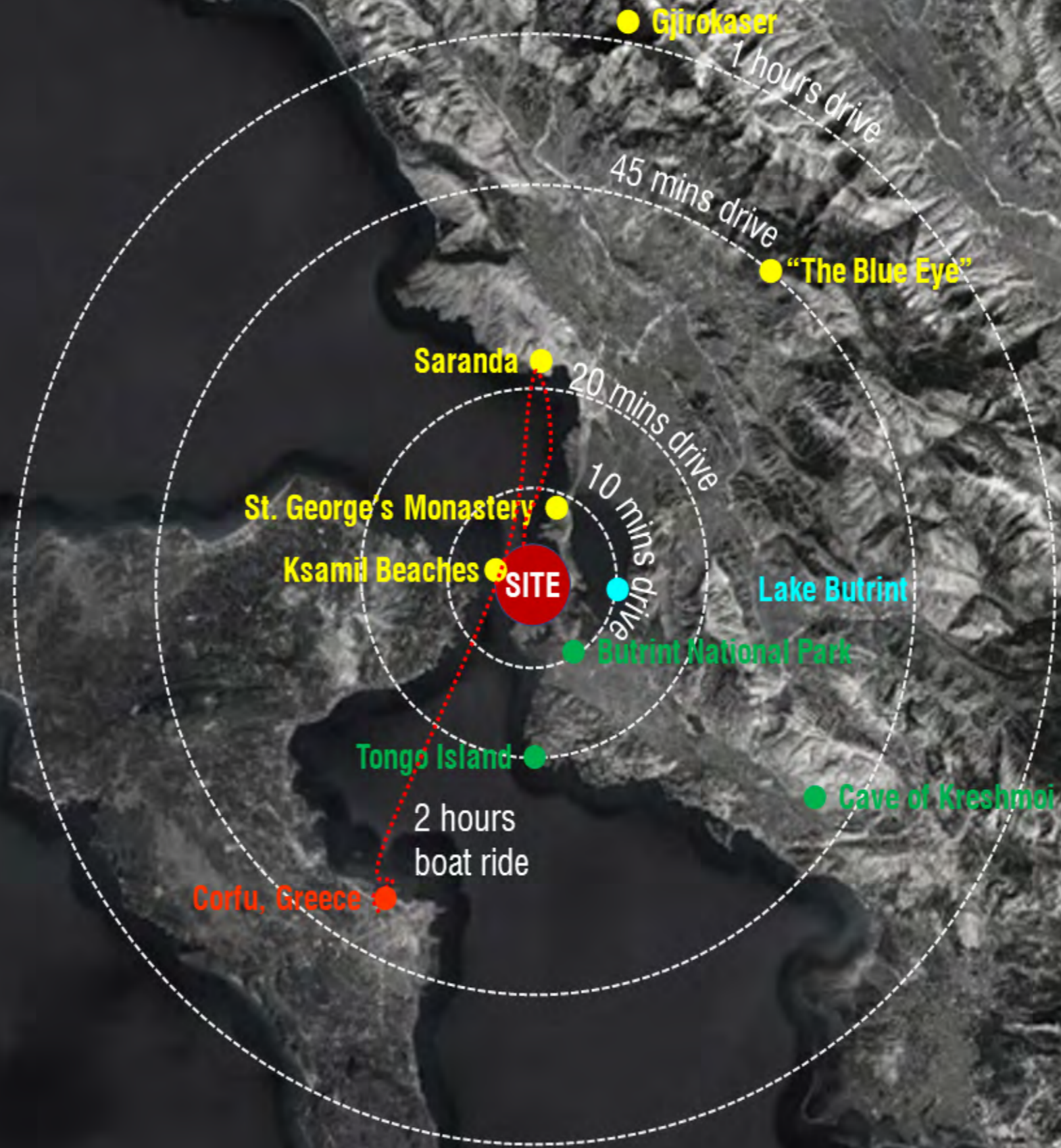
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3.3 | SITE STRATEGY

360° Attractions



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VENDODHJA

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3.4 | SITE STRATEGY

360° Views



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04

PROGRAM | FUNCTIONS

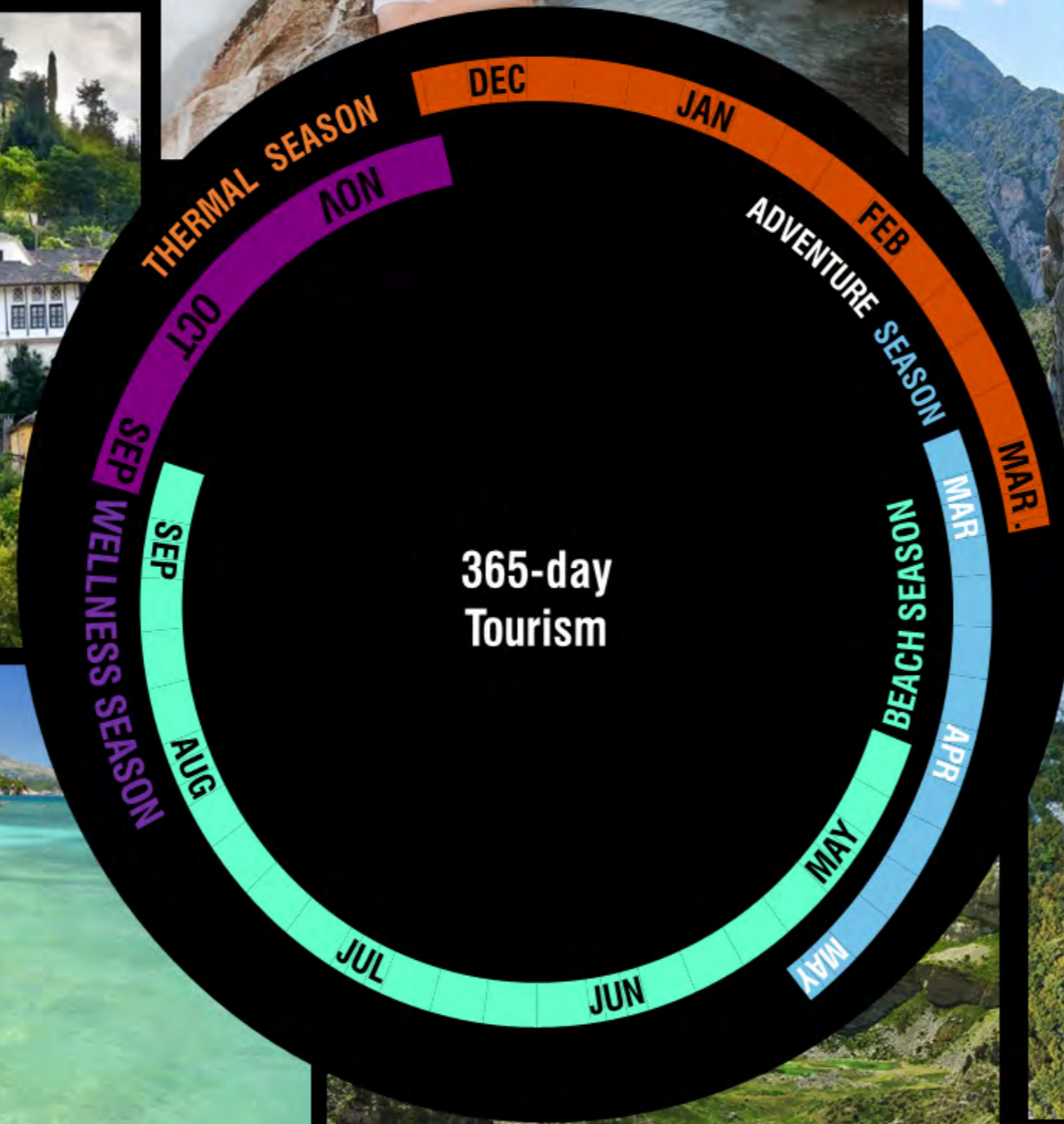
4.1 | PROGRAMMING

365-day Tourism

Inspired by culture



Hot Spring



Sea & Lake



Mountain

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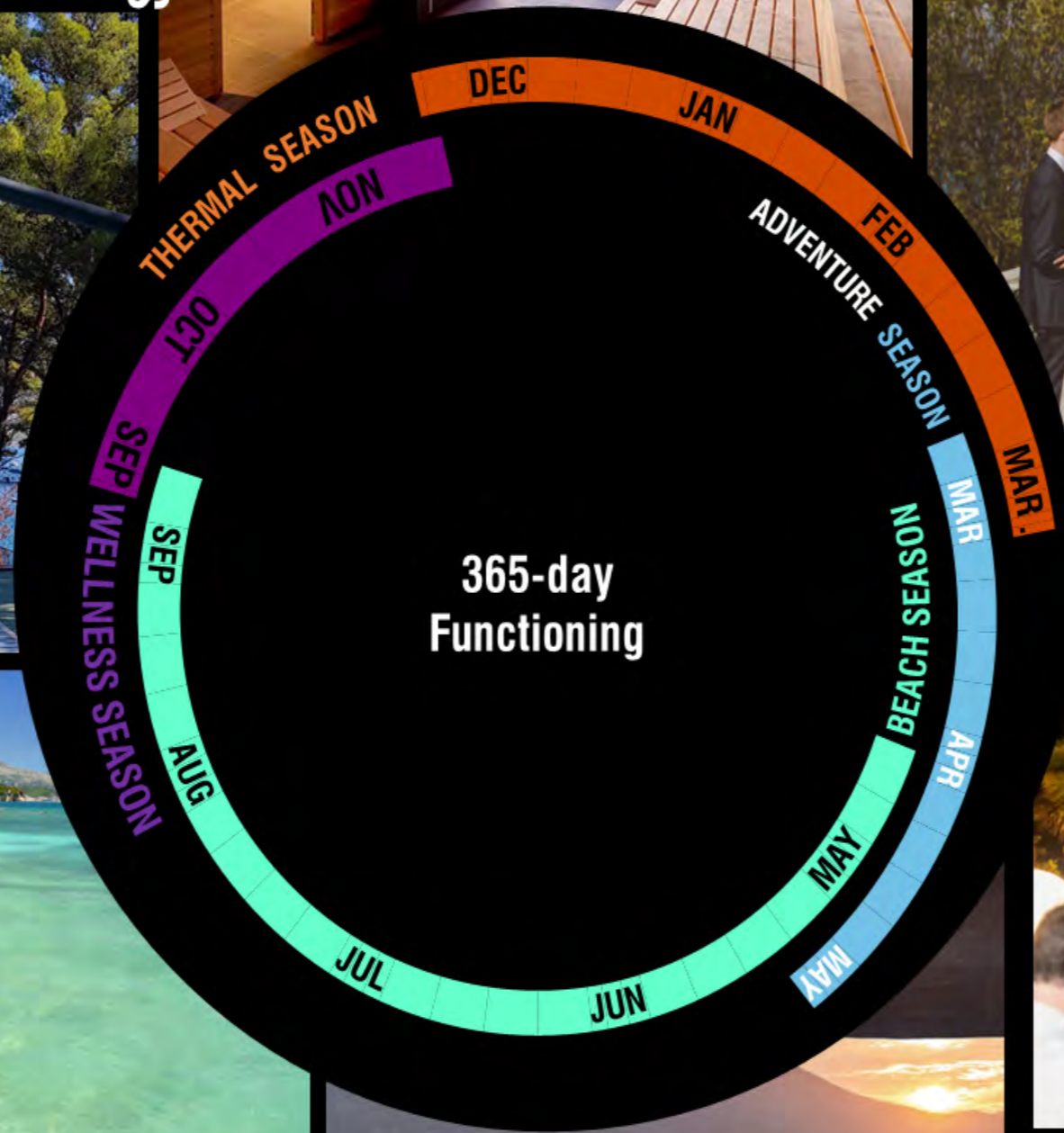
4.2 | PROGRAMMING

365-day Functioning

Wellness



Sauna & Spa



Wedding



Summer Resort



LaunchParty

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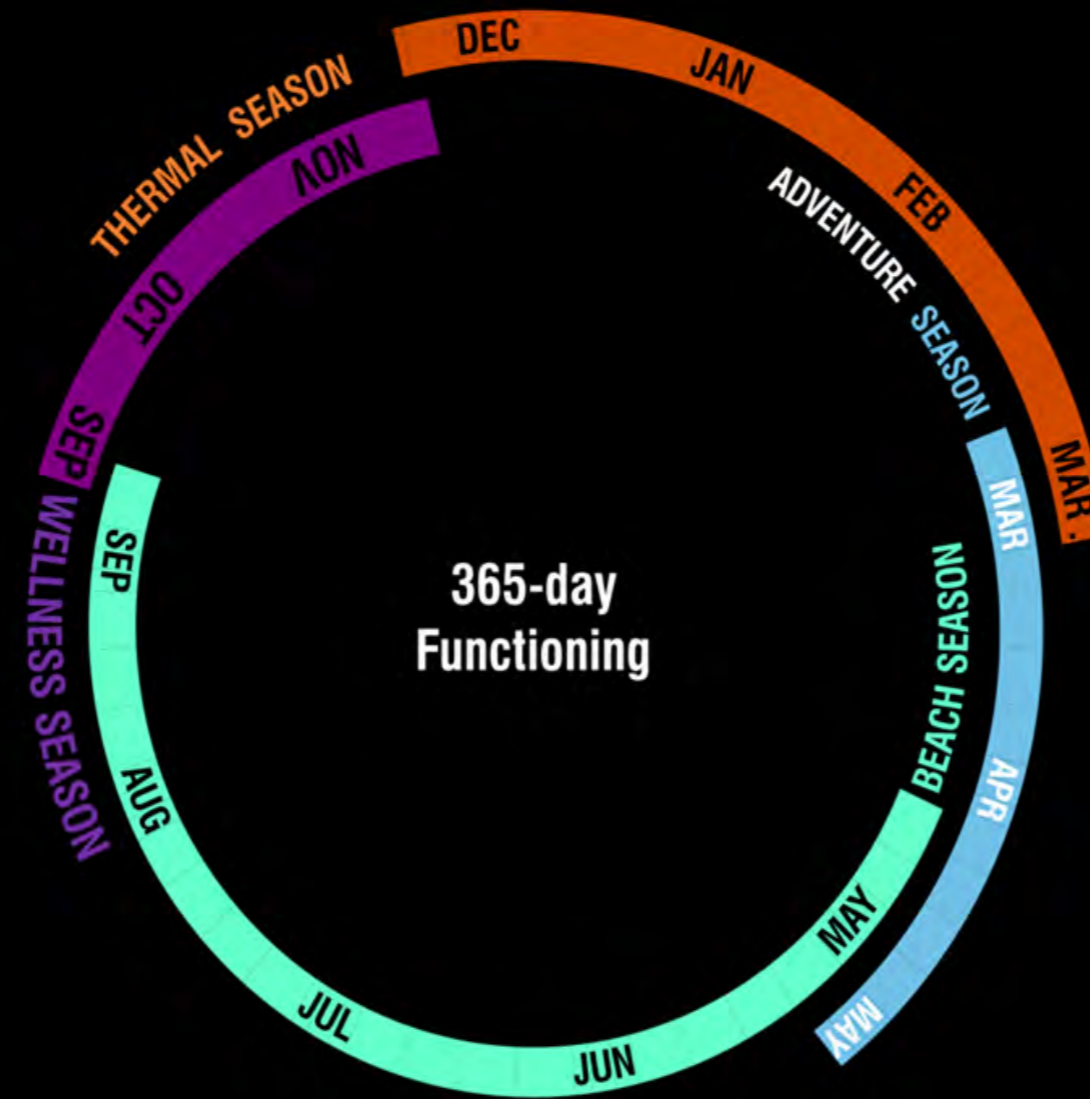
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4.3 | PROGRAMMING

365-day Functioning



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4.4 | PROGRAMMING

365-day Functioning



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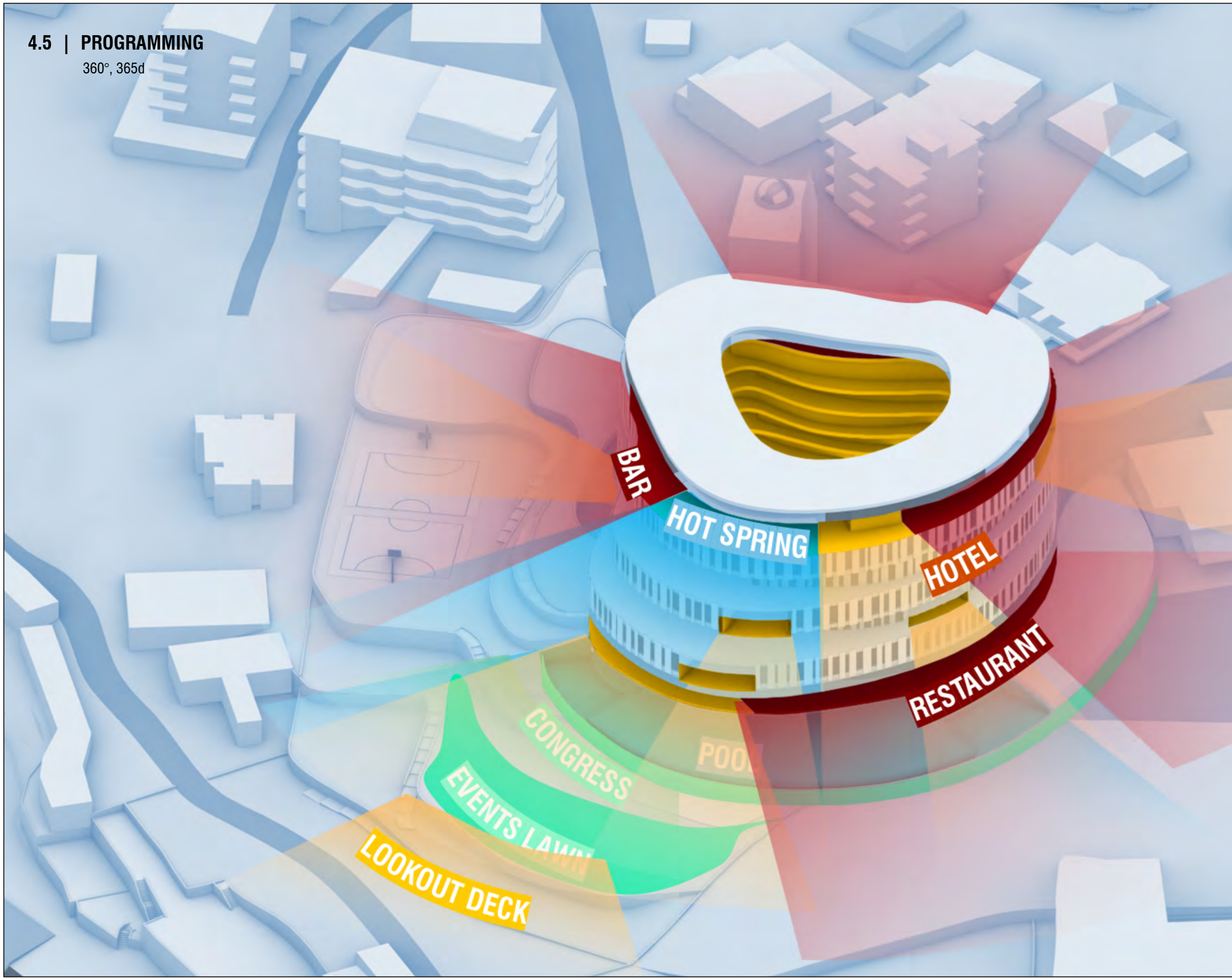
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4.5 | PROGRAMMING

360°, 365d



KSAMIL HOTEL

VENDODHJA

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EMERTIMI I FLETES

05

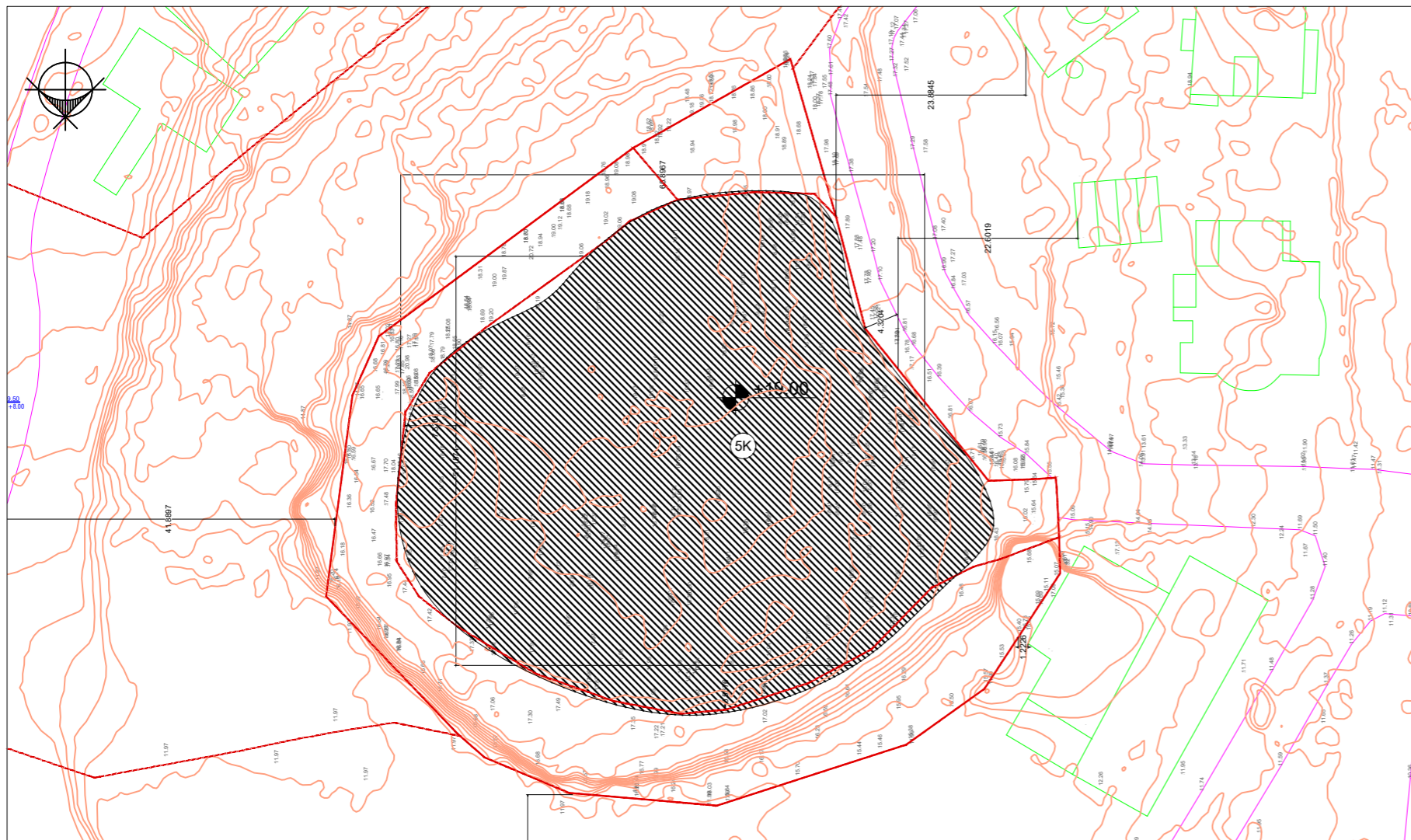
SITE PLAN

**PLANI I VENDOSJES PER LEJE ZHVILLIMI " EMERTIMI I PROJEKTIT ",
NË PARCELËN ME NR. PASURIE -----, ZK ----- KSAMIL
NJËSITË STRUKTURORE ----- BASHKIA SARANDË
ZHVILLUES: -----**

MIRATOHET

SIPËRFAQJA E TOKËS QË ZHVILLOHET 3506 m² SIPËRFAQJA E TOKËS E ZËNË NGA STRUKTURA 3411.18 m² SHKALLA 1:750

KRYETARI I BASHKISË SË SARANDËS



SIPËRFAQJA E TRUALLIT QË ZHVILLOHET	3506 m ²
SIPËRFAQJA E TRUALLIT E ZËNË NGA STRUKTURA	3411.18 m ²
KOEFIÇIENTI I SHFRYTËZIMIT TË TRUALLIT	60.4%
SIPËRFAQJA TOTALE E NDËRTIMIT MBI TOKË	15,993 M ²
INTENSITETI I NDËRTIMIT	4.56
LARTËSIA MAKSIMALE E STRUKTURËS	30.10 M
NUMRI I KATEVE MBI TOKË	6
NUMRI I KATEVE NËNTOKË	5
SIPËRFAQE E GJELBËR DHE REKREATIVE	5423.47M ²
NUMRI I PARKIMEVE	246

DISTANCAT NGA KUFIRI I PRONËS:

VERIU:	7.5m	NGA KUFIRI I PRONËS PËR VOLUMIN 7 KAT
JUGU:	4.9m	NGA KUFIRI I PRONËS PËR VOLUMIN 7 KAT
LINDJA:	3m	NGA KUFIRI I PRONËS PËR VOLUMIN 7 KAT
PERËNDIMI:	0.56m	NGA KUFIRI I PRONËS PËR VOLUMIN 7 KAT

DISTANCAT NGA TRUPI I RRUGËS:

JUGU:	4.3m	NGA TRUPI I RRUGËS PËR VOLUMIN 7 KAT
VERIU:	41.8m	NGA TRUPI I RRUGËS PËR VOLUMIN 7 KAT

DISTANCAT NGA STRUKTURAT EKZISTUESE:

PERËNDIMI:	1.22m	STRUKTURA EKZISTUESE SHKALLË PËR VOLUMIN 7 KAT
PERËNDIMI:	38.6m	STRUKTURA EKZISTUESE SHKALLË PËR VOLUMIN 7 KAT
JUGU:	23.8m	STRUKTURA EKZISTUESE SHKALLË PËR VOLUMIN 7 KAT
JUGU:	22.6m	STRUKTURA EKZISTUESE SHKALLË PËR VOLUMIN 7 KAT

POZICIONI TOPOGRAFIK I PRONES

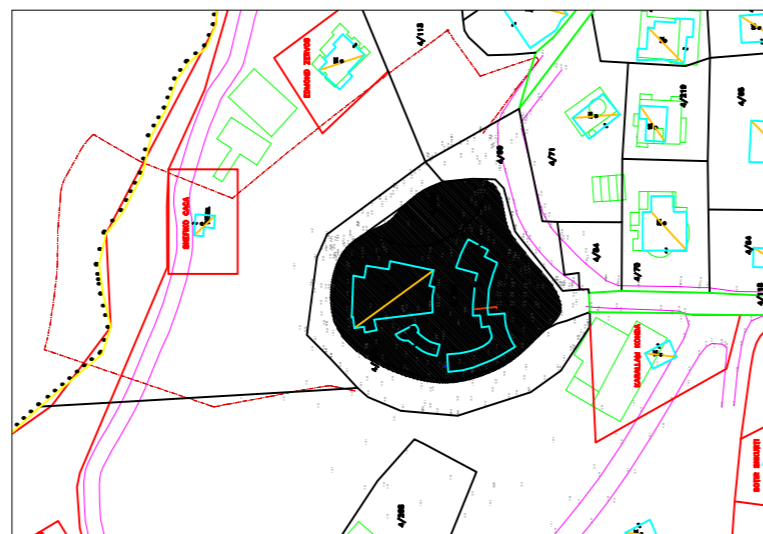
SHKALLA 1:2500



POZICIONI KADASTRAL I PRONES

ZONA KADASTRALE -----

SHKALLA 1:2500



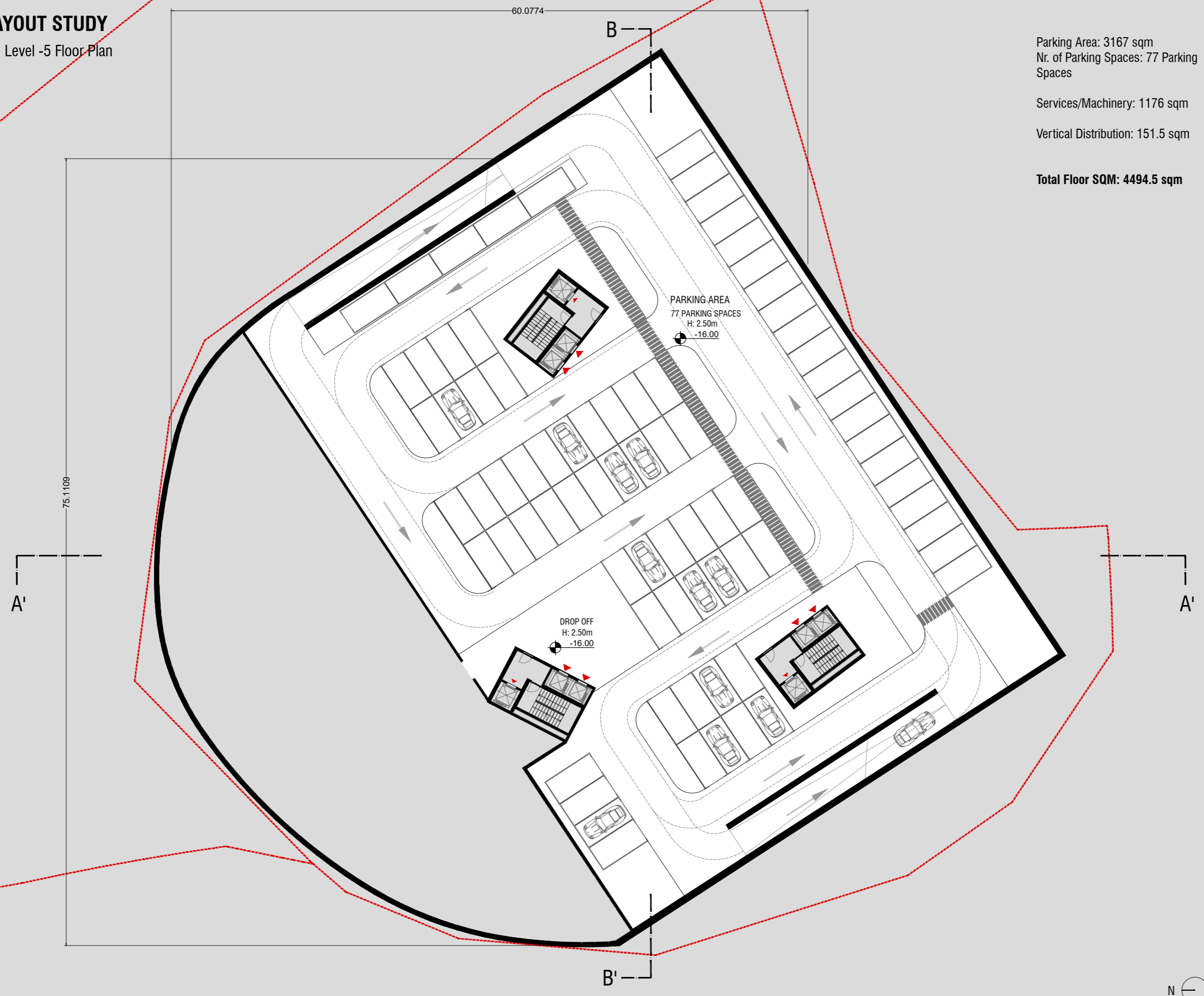
 REPUBLIKA E SHQIPËRISË BASHKIA E SARANDËS DREJTORIA E PËRGJITHSHME E PLANIFIKIMIT DHE ZHVILLIMIT TË TERRITORIT	KRYETARI BASHKISE SARANDE	
	DREJTORI I ZYRES URBANISTIKES	
PLANI I VENDOSJES SË ZONËS PËR LEJE NDËRTIMI: NË PARCELËN ME NR. PASURIE -----, NË KSAMIL, SARANDË NJËSITË STRUKTURORE ----- ME ZHVILLUES: -----		
VENDIMI NR. _____ DATË ____/____/____	ARKITEKT	

06

LAYOUT STUDY

6.1 | LAYOUT STUDY

Level -5 Floor Plan



Parking Area: 3167 sqm
Nr. of Parking Spaces: 77 Parking Spaces

Services/Machinery: 1176 sqm

Vertical Distribution: 151.5 sqm

Total Floor SQM: 4494.5 sqm

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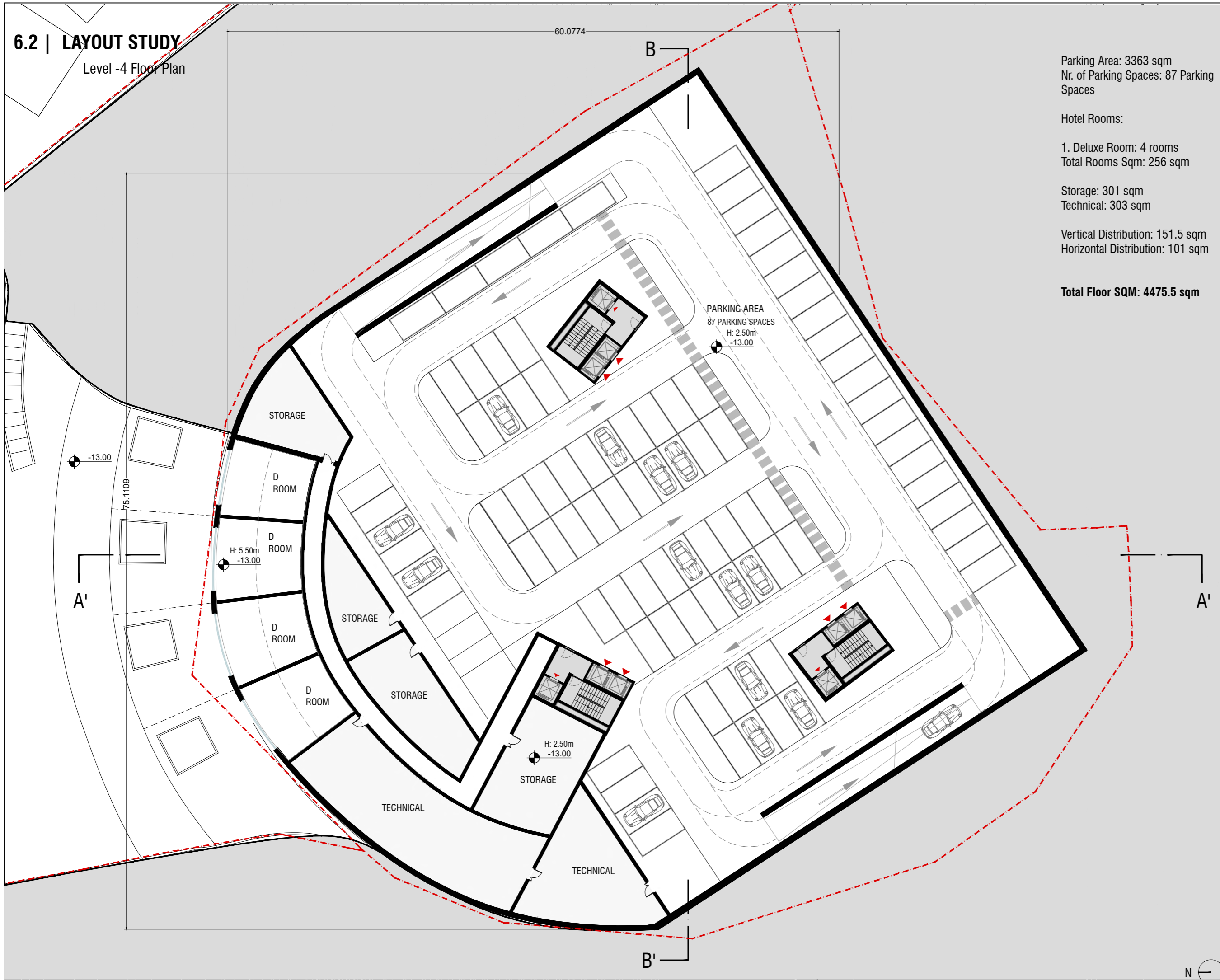
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LEVEL -5 FLOOR PLAN
SCALE: 1:350

6.2 | LAYOUT STUDY

Level -4 Floor Plan



Parking Area: 3363 sqm
Nr. of Parking Spaces: 87 Parking Spaces

Hotel Rooms:
1. Deluxe Room: 4 rooms
Total Rooms Sqm: 256 sqm

Storage: 301 sqm
Technical: 303 sqm

Vertical Distribution: 151.5 sqm
Horizontal Distribution: 101 sqm

Total Floor SQM: 4475.5 sqm

KSAMIL HOTEL

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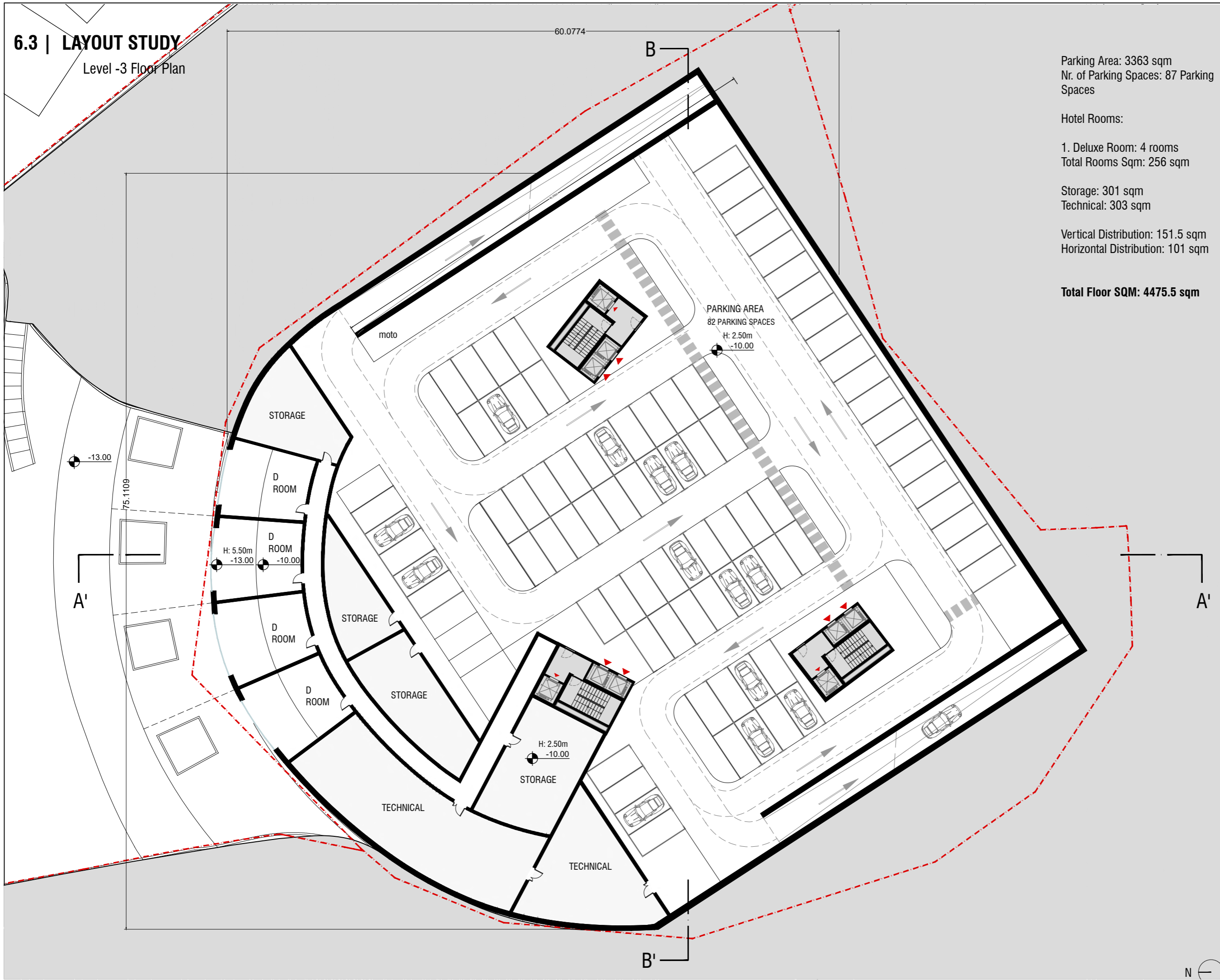
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LEVEL -4 FLOOR PLAN
SCALE: 1:350



6.3 | LAYOUT STUDY

Level -3 Floor Plan



Parking Area: 3363 sqm
Nr. of Parking Spaces: 87 Parking Spaces

Hotel Rooms:
1. Deluxe Room: 4 rooms
Total Rooms Sqm: 256 sqm

Storage: 301 sqm
Technical: 303 sqm

Vertical Distribution: 151.5 sqm
Horizontal Distribution: 101 sqm

Total Floor SQM: 4475.5 sqm

KSAMIL HOTEL

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PROJEKTI ARKITEKTONIK

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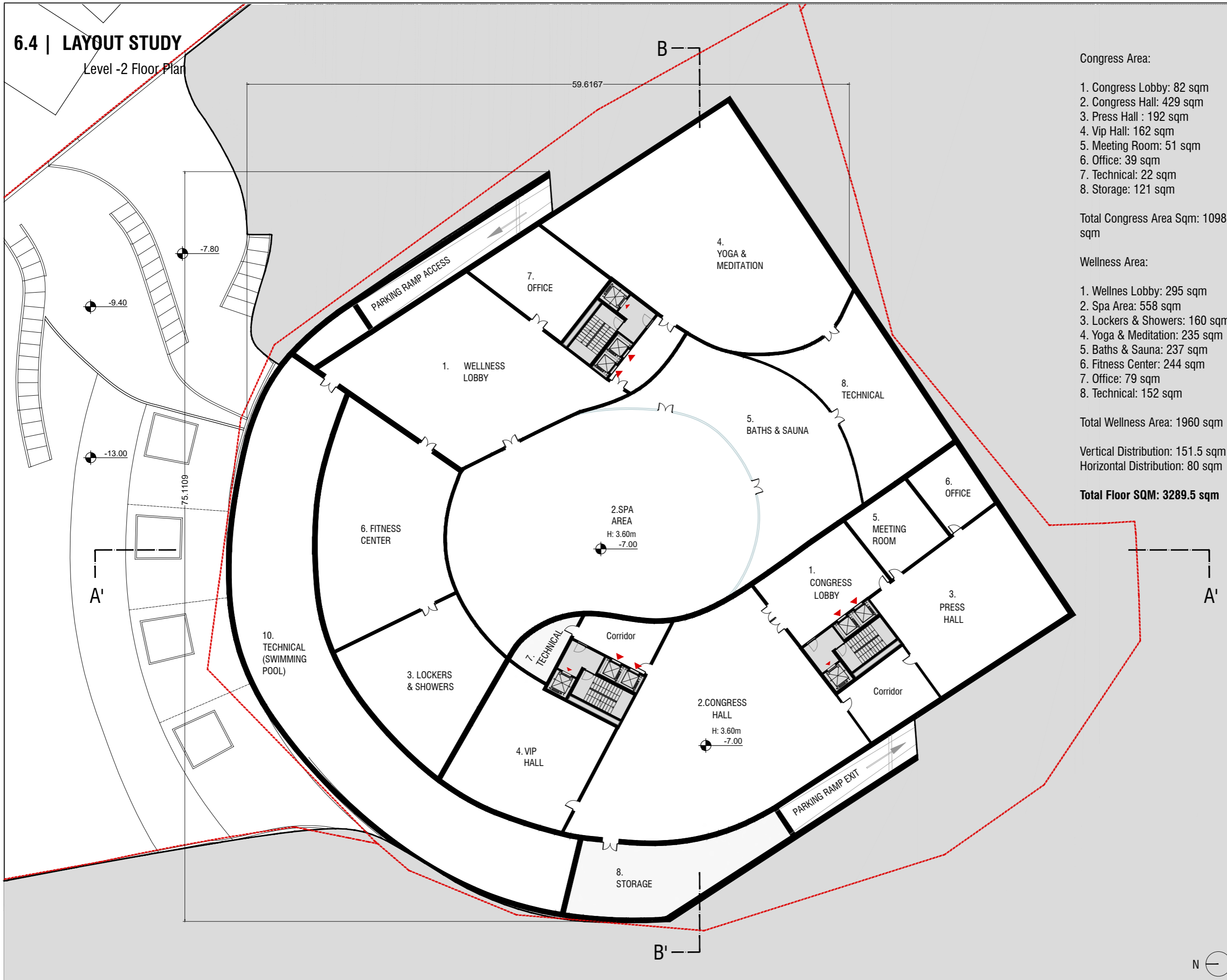


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LEVEL -3 FLOOR PLAN
SCALE: 1:350

6.4 | LAYOUT STUDY

Level -2 Floor Plan



Congress Area:

- 1. Congress Lobby: 82 sqm
- 2. Congress Hall: 429 sqm
- 3. Press Hall : 192 sqm
- 4. Vip Hall: 162 sqm
- 5. Meeting Room: 51 sqm
- 6. Office: 39 sqm
- 7. Technical: 22 sqm
- 8. Storage: 121 sqm

Total Congress Area Sqm: 1098 sqm

Wellness Area:

- 1. Wellnes Lobby: 295 sqm
- 2. Spa Area: 558 sqm
- 3. Lockers & Showers: 160 sqm
- 4. Yoga & Meditation: 235 sqm
- 5. Baths & Sauna: 237 sqm
- 6. Fitness Center: 244 sqm
- 7. Office: 79 sqm
- 8. Technical: 152 sqm

Total Wellness Area: 1960 sqm

Vertical Distribution: 151.5 sqm
Horizontal Distribution: 80 sqm

Total Floor SQM: 3289.5 sqm

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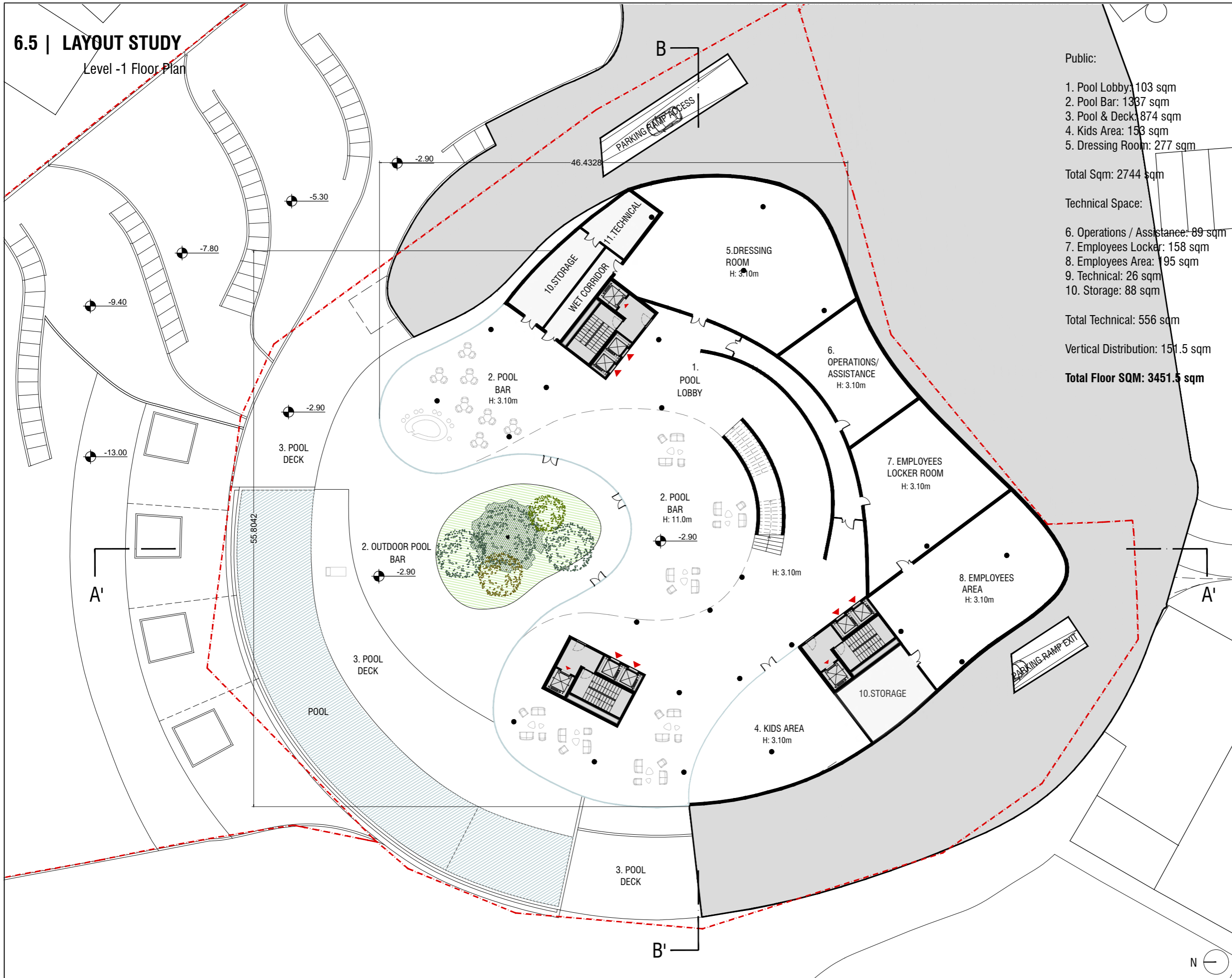
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LEVEL -2 FLOOR PLAN
SCALE: 1:350



6.5 | LAYOUT STUDY

Level -1 Floor Plan



- Public:
- 1. Pool Lobby: 103 sqm
 - 2. Pool Bar: 1337 sqm
 - 3. Pool & Deck: 874 sqm
 - 4. Kids Area: 153 sqm
 - 5. Dressing Room: 277 sqm
- Total Sqm: 2744 sqm
- Technical Space:
- 6. Operations / Assistance: 89 sqm
 - 7. Employees Locker: 158 sqm
 - 8. Employees Area: 195 sqm
 - 9. Technical: 26 sqm
 - 10. Storage: 88 sqm
- Total Technical: 556 sqm
- Vertical Distribution: 151.5 sqm
- Total Floor SQM: 3451.5 sqm**

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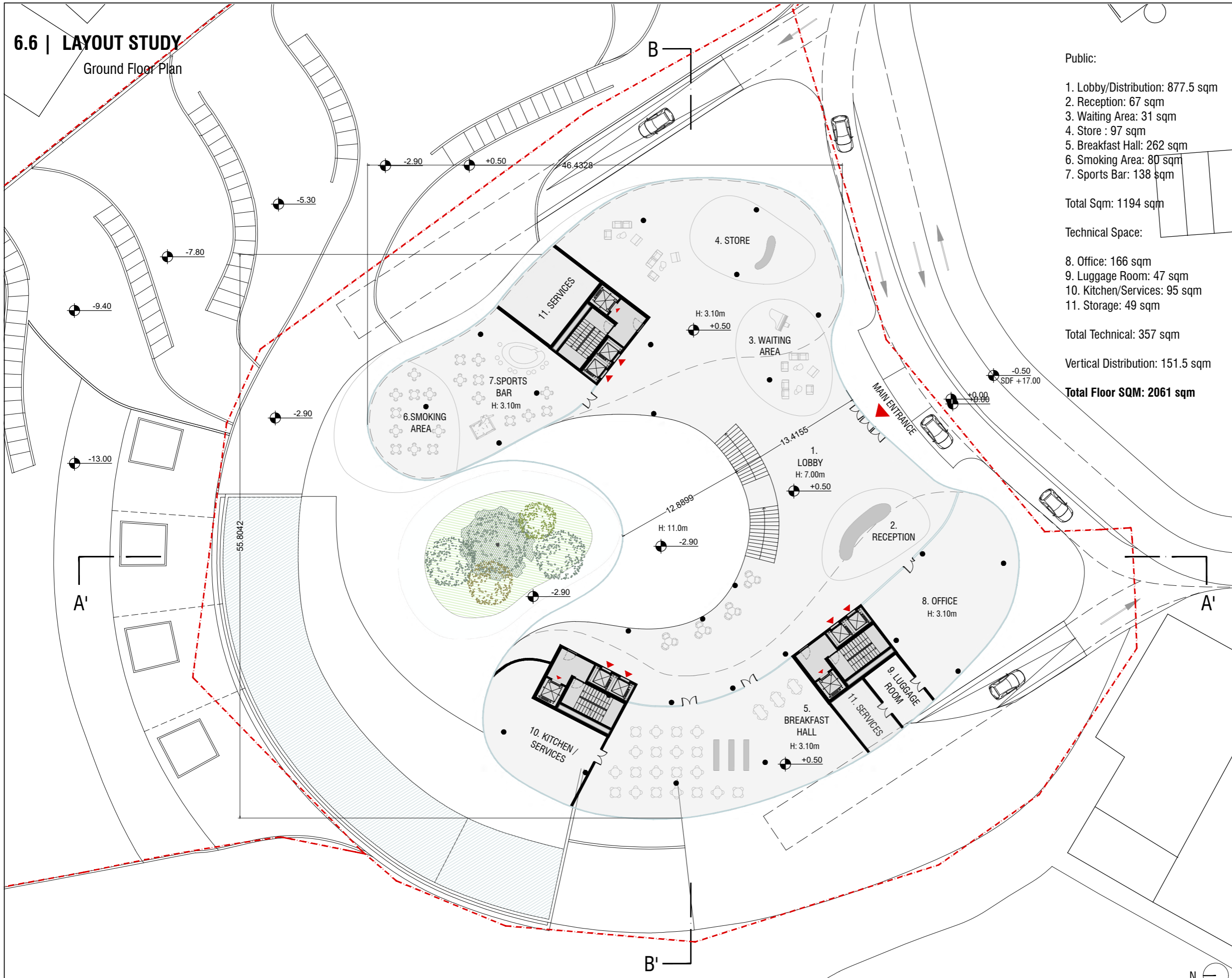


EMERTIMI I FLETES

LEVEL -1 FLOOR PLAN
SCALE: 1:350

6.6 | LAYOUT STUDY

Ground Floor Plan



Public:

- 1. Lobby/Distribution: 877.5 sqm
- 2. Reception: 67 sqm
- 3. Waiting Area: 31 sqm
- 4. Store : 97 sqm
- 5. Breakfast Hall: 262 sqm
- 6. Smoking Area: 80 sqm
- 7. Sports Bar: 138 sqm

Total Sqm: 1194 sqm

Technical Space:

- 8. Office: 166 sqm
- 9. Luggage Room: 47 sqm
- 10. Kitchen/Services: 95 sqm
- 11. Storage: 49 sqm

Total Technical: 357 sqm

Vertical Distribution: 151.5 sqm

Total Floor SQM: 2061 sqm

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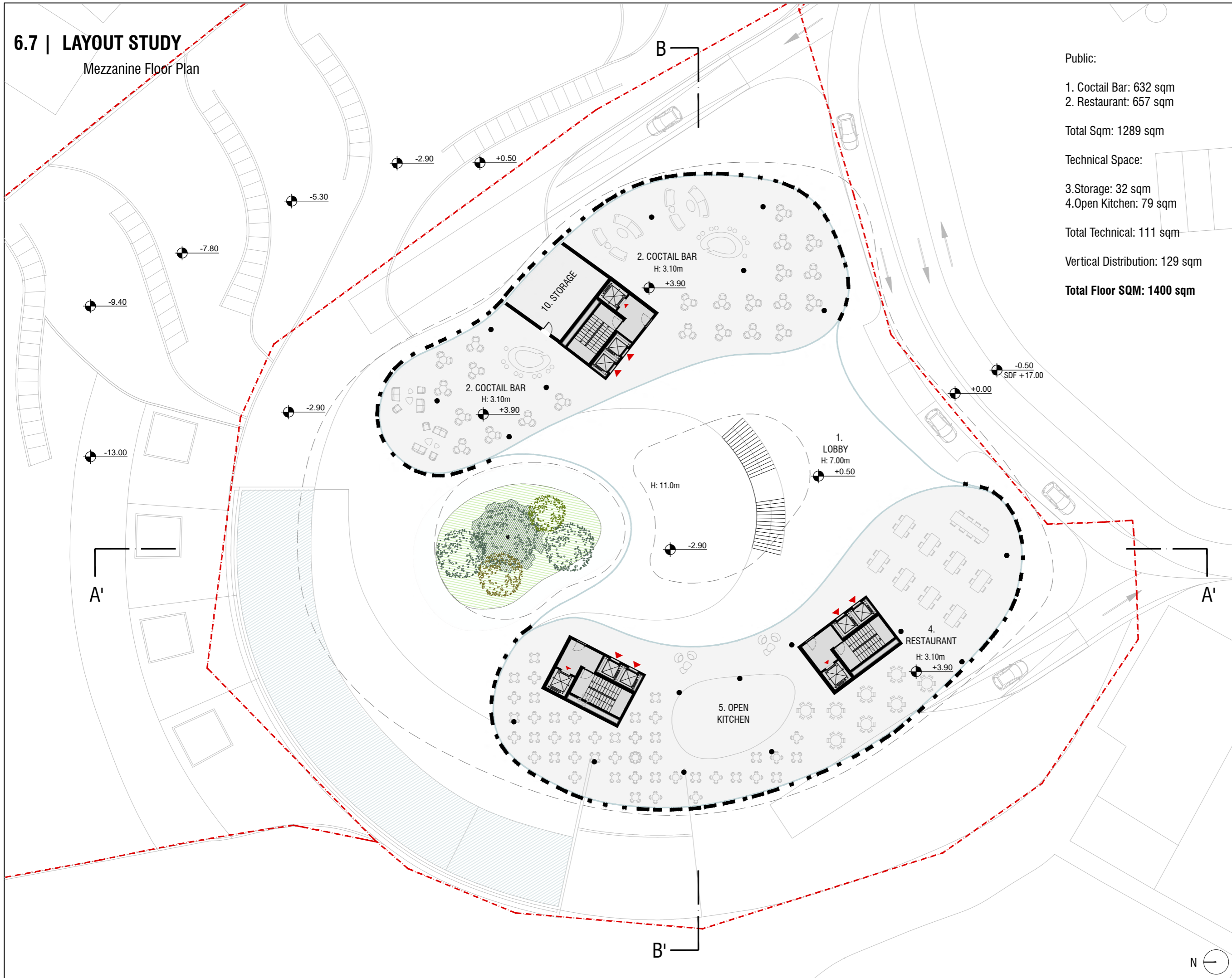


EMERTIMI I FLETES

GROUND FLOOR PLAN
SCALE: 1:350

6.7 | LAYOUT STUDY

Mezzanine Floor Plan



Public:

- 1. Coctail Bar: 632 sqm
- 2. Restaurant: 657 sqm

Total Sqm: 1289 sqm

Technical Space:

- 3.Storage: 32 sqm
- 4.Open Kitchen: 79 sqm

Total Technical: 111 sqm

Vertical Distribution: 129 sqm

Total Floor SQM: 1400 sqm

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VENDODHJA

Ksamil, Shqiperi

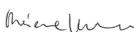
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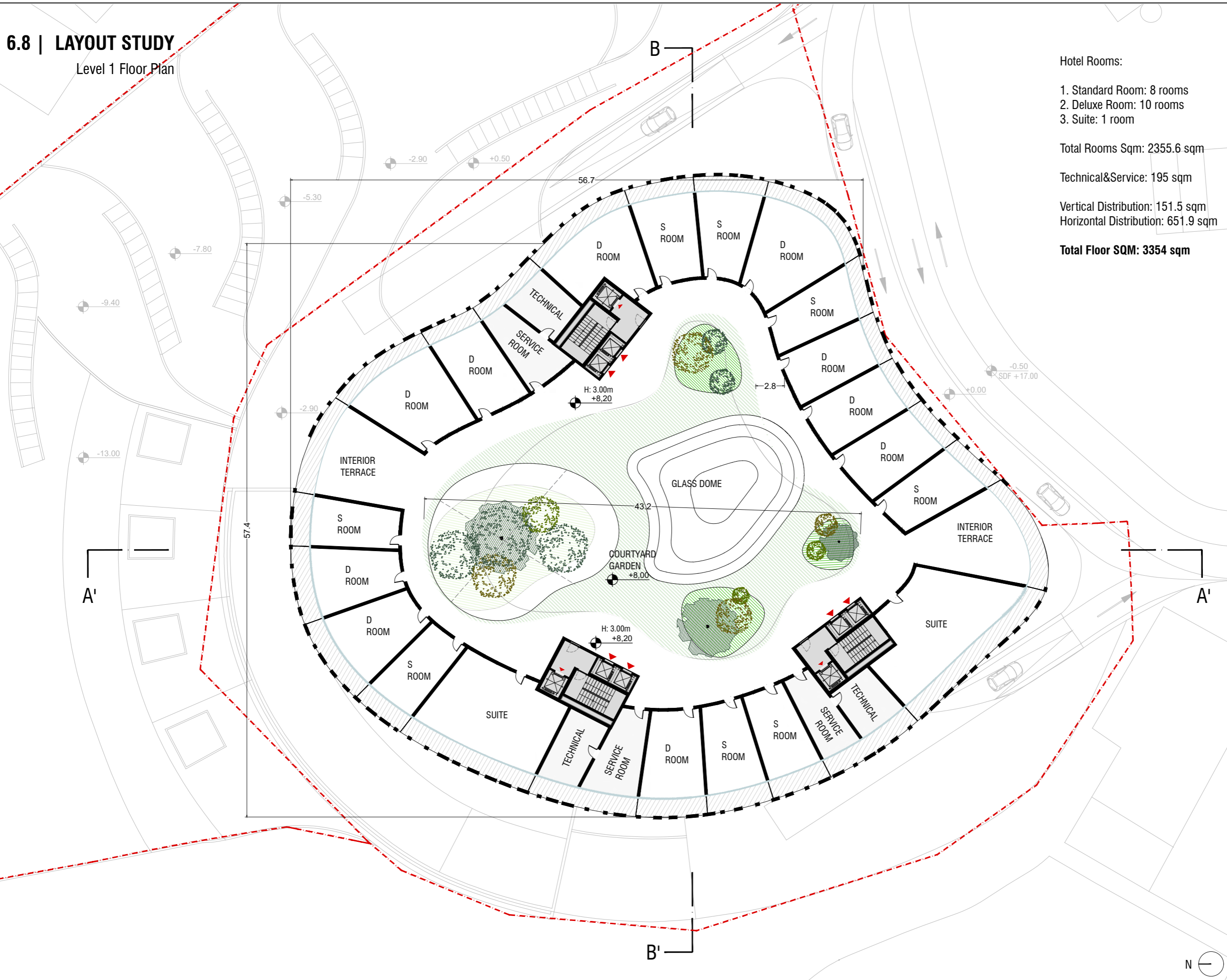


EMERTIMI I FLETES

MEZZANINE FLOOR PLAN
SCALE: 1:350

6.8 | LAYOUT STUDY

Level 1 Floor Plan



Hotel Rooms:
 1. Standard Room: 8 rooms
 2. Deluxe Room: 10 rooms
 3. Suite: 1 room

Total Rooms Sqm: 2355.6 sqm

Technical&Service: 195 sqm

Vertical Distribution: 151.5 sqm
 Horizontal Distribution: 651.9 sqm

Total Floor SQM: 3354 sqm

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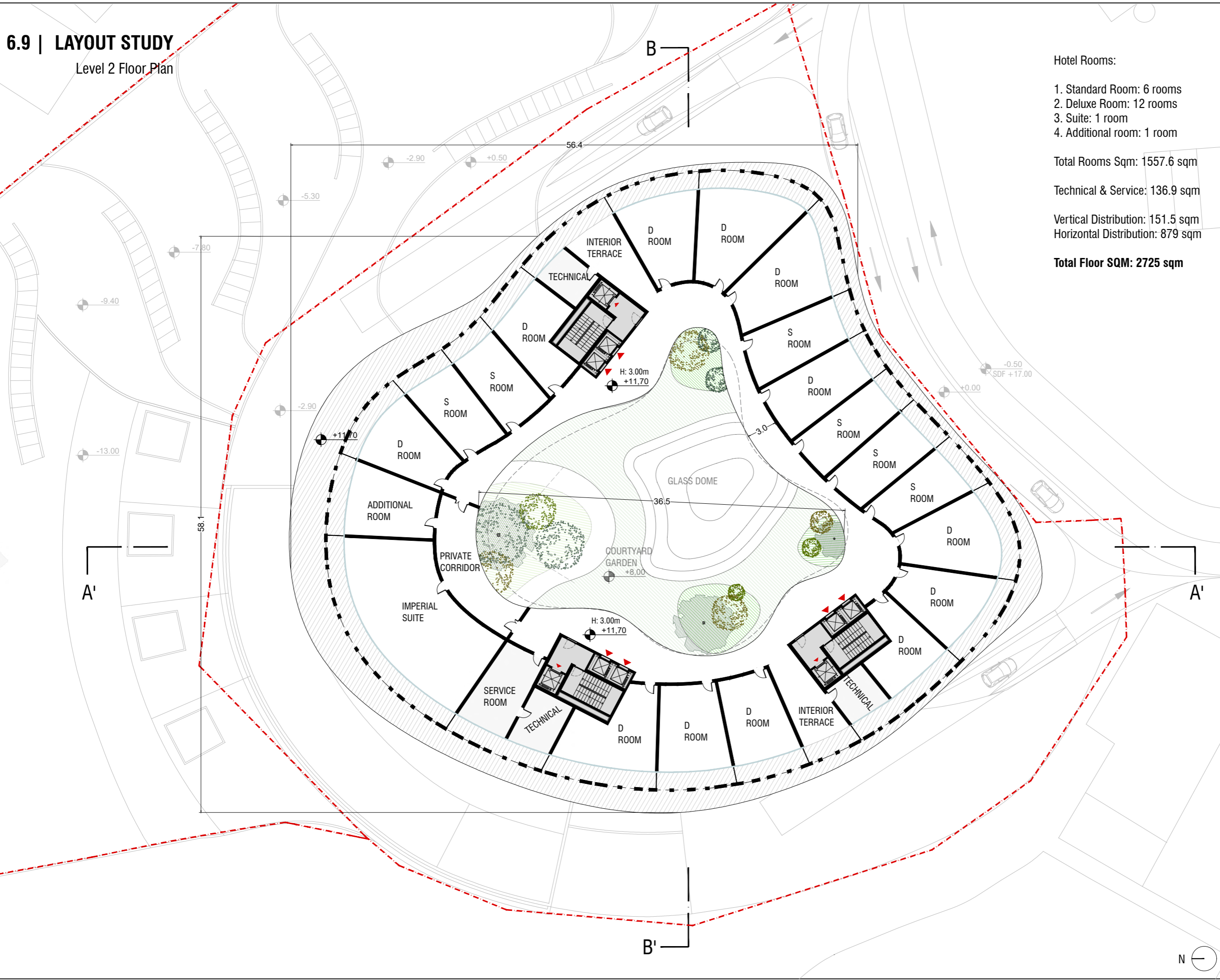
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LEVEL +1 FLOOR PLAN
 SCALE: 1:350

6.9 | LAYOUT STUDY

Level 2 Floor Plan



Hotel Rooms:

- 1. Standard Room: 6 rooms
- 2. Deluxe Room: 12 rooms
- 3. Suite: 1 room
- 4. Additional room: 1 room

Total Rooms Sqm: 1557.6 sqm

Technical & Service: 136.9 sqm

Vertical Distribution: 151.5 sqm
Horizontal Distribution: 879 sqm

Total Floor SQM: 2725 sqm

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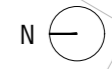


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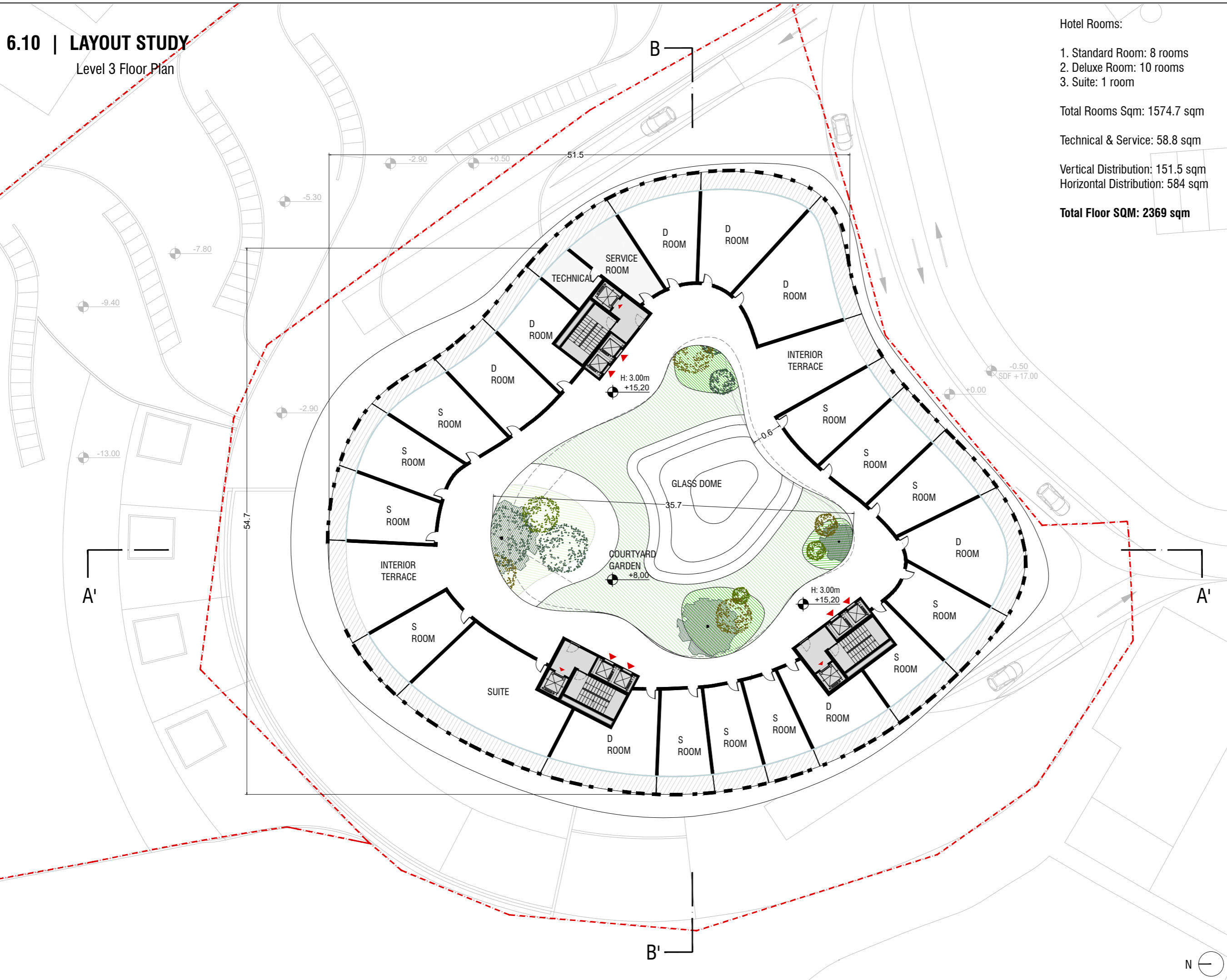
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LEVEL +2 FLOOR PLAN
SCALE: 1:350



6.10 | LAYOUT STUDY

Level 3 Floor Plan



Hotel Rooms:

- 1. Standard Room: 8 rooms
- 2. Deluxe Room: 10 rooms
- 3. Suite: 1 room

Total Rooms Sqm: 1574.7 sqm

Technical & Service: 58.8 sqm

Vertical Distribution: 151.5 sqm

Horizontal Distribution: 584 sqm

Total Floor SQM: 2369 sqm

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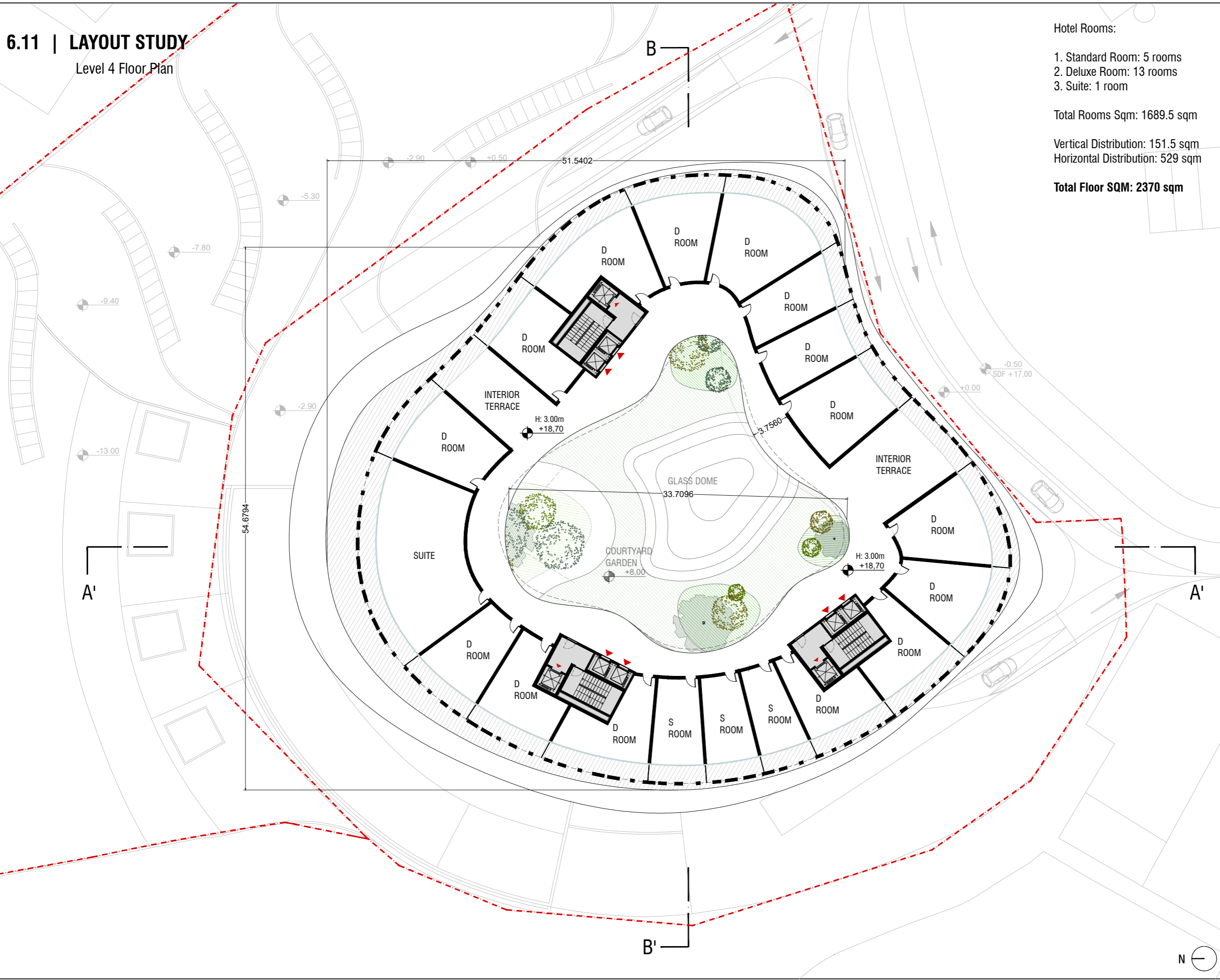


EMERTIMI I FLETES

LEVEL +3 FLOOR PLAN
SCALE: 1:350

6.11 | LAYOUT STUDY

Level 4 Floor Plan



Hotel Rooms:

- 1. Standard Room: 5 rooms
- 2. Deluxe Room: 13 rooms
- 3. Suite: 1 room

Total Rooms Sqm: 1689.5 sqm

Vertical Distribution: 151.5 sqm
Horizontal Distribution: 529 sqm

Total Floor SQM: 2370 sqm

KSAMIL HOTEL

VENDODHJA

Ksamil, Shqiperi

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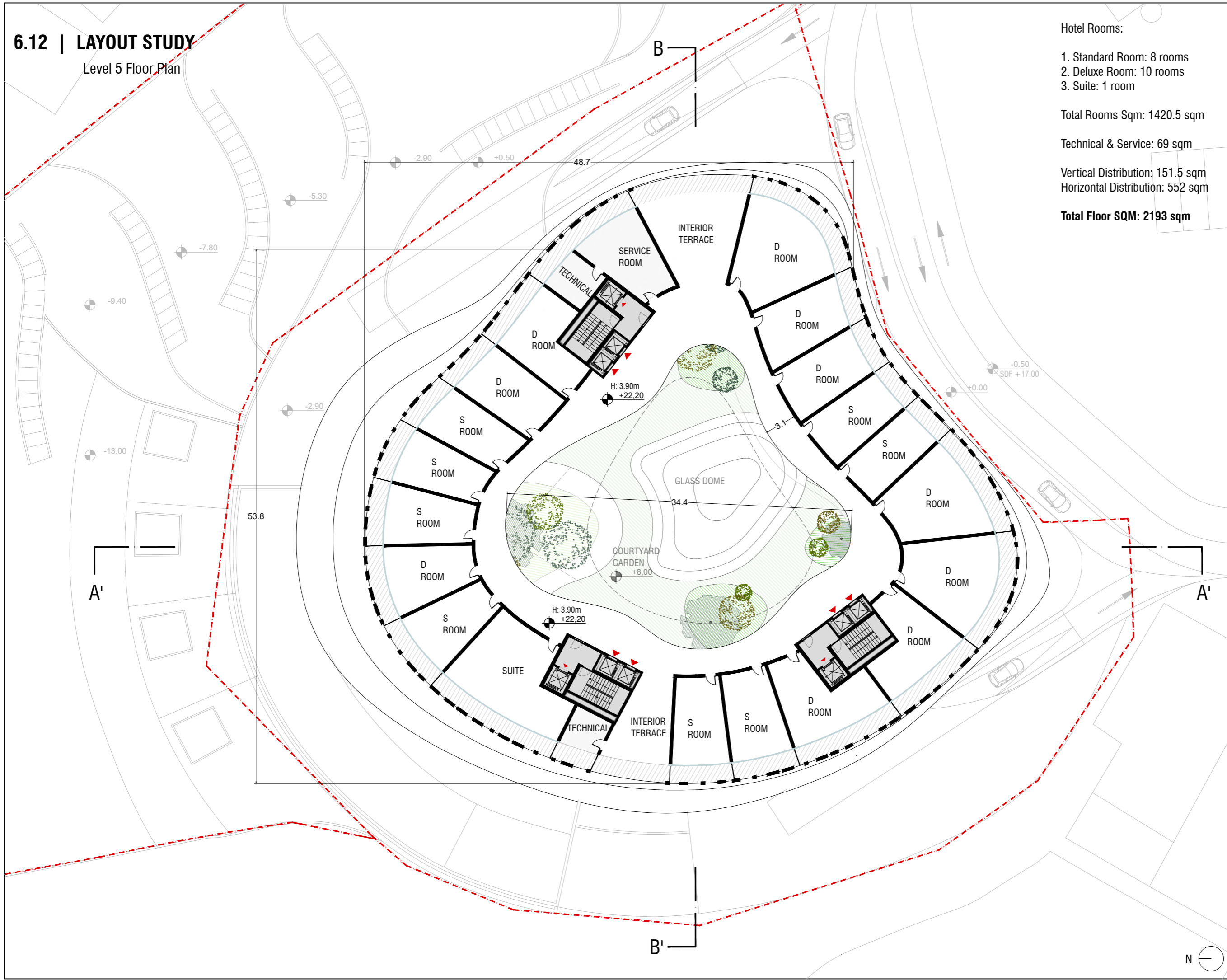
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LEVEL +4 FLOOR PLAN
SCALE: 1:350

6.12 | LAYOUT STUDY

Level 5 Floor Plan



Hotel Rooms:

- 1. Standard Room: 8 rooms
- 2. Deluxe Room: 10 rooms
- 3. Suite: 1 room

Total Rooms Sqm: 1420.5 sqm

Technical & Service: 69 sqm

Vertical Distribution: 151.5 sqm

Horizontal Distribution: 552 sqm

Total Floor SQM: 2193 sqm

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VENDODHJA

Ksamil, Shqiperi

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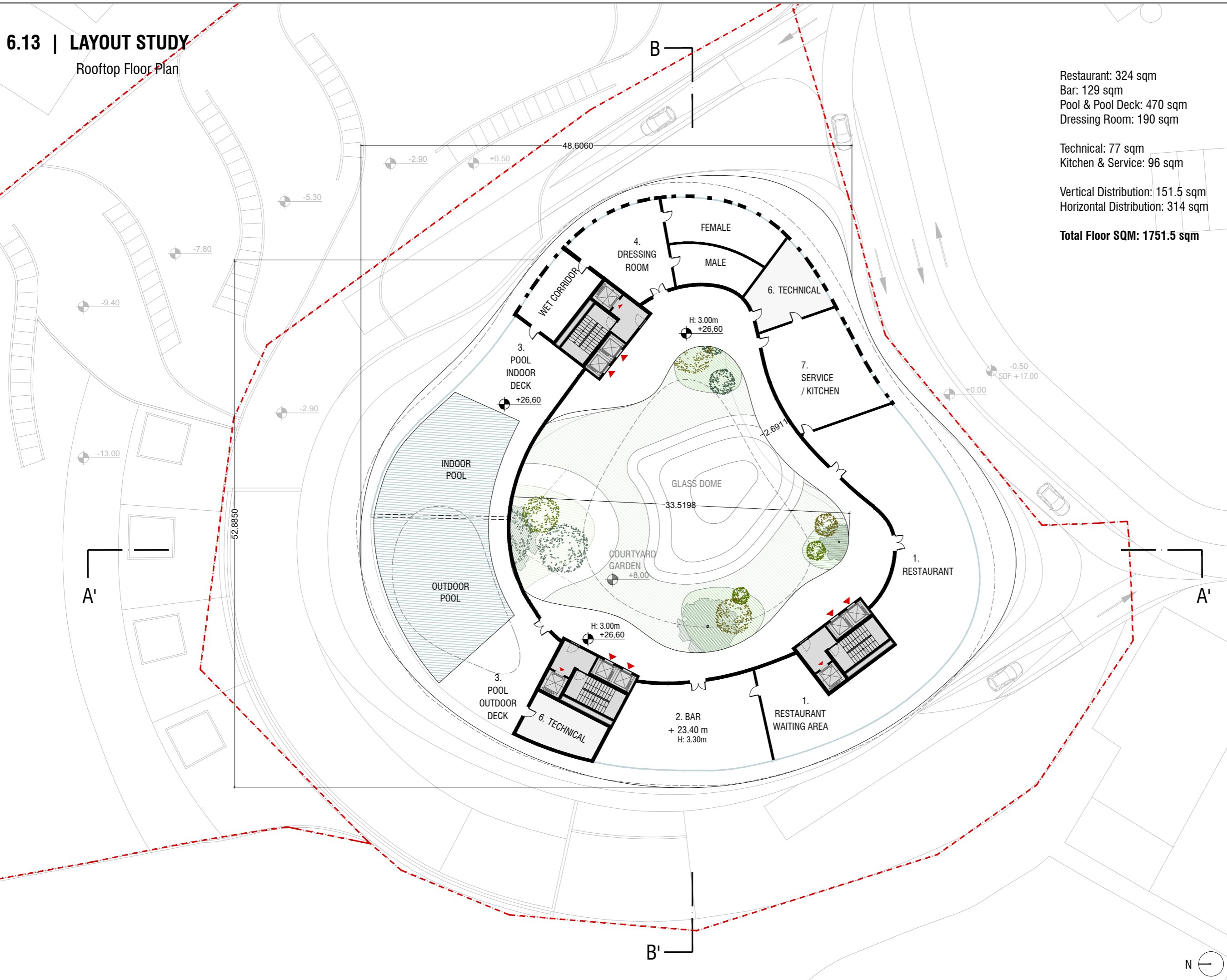
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LEVEL +5 FLOOR PLAN
SCALE: 1:350

6.13 | LAYOUT STUDY

Rooftop Floor Plan



Restaurant: 324 sqm
 Bar: 129 sqm
 Pool & Pool Deck: 470 sqm
 Dressing Room: 190 sqm

Technical: 77 sqm
 Kitchen & Service: 96 sqm

Vertical Distribution: 151.5 sqm
 Horizontal Distribution: 314 sqm

Total Floor SQM: 1751.5 sqm

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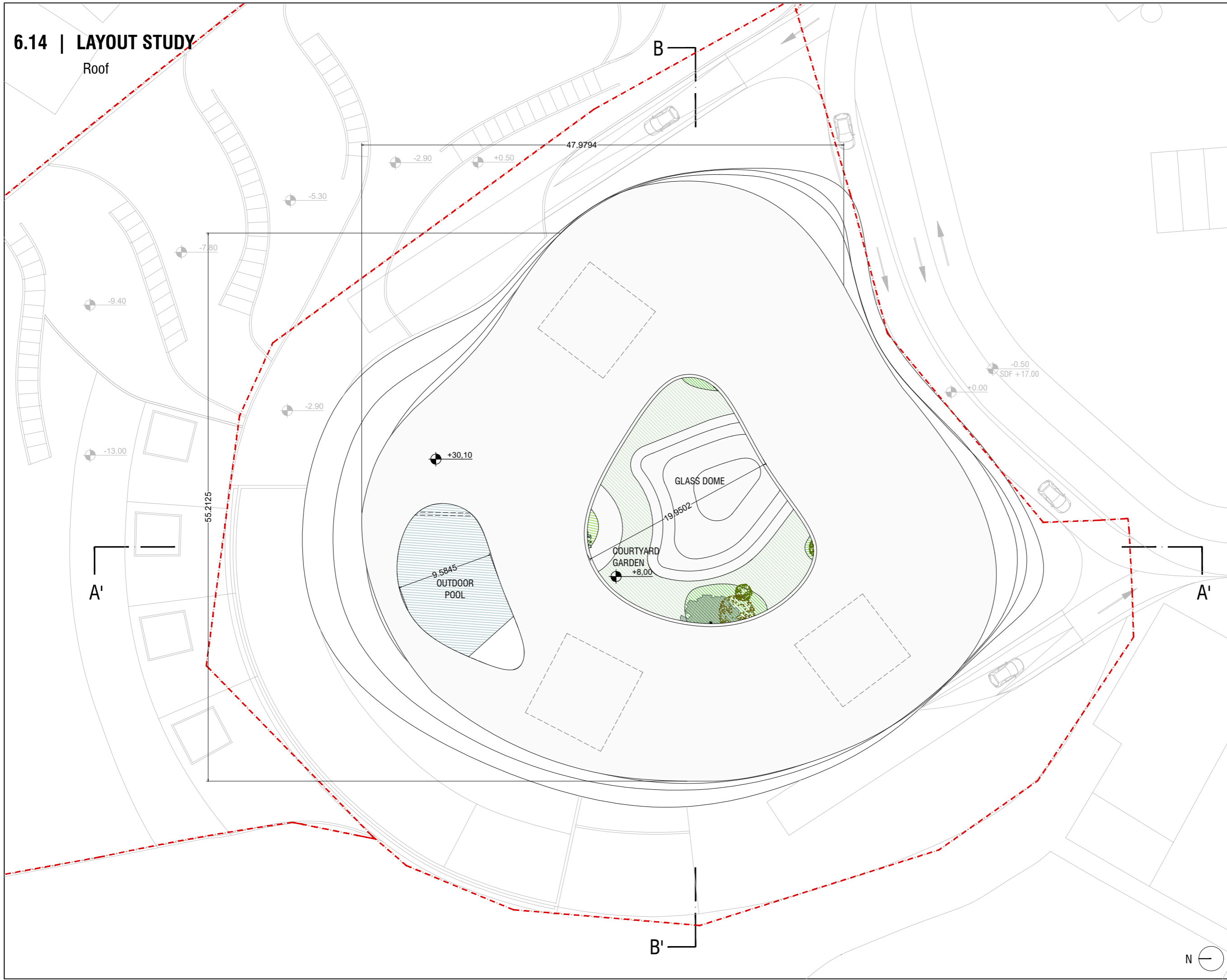


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ROOFTOP FLOOR PLAN
 SCALE: 1:350

6.14 | LAYOUT STUDY

Roof



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ROOF
SCALE: 1:350

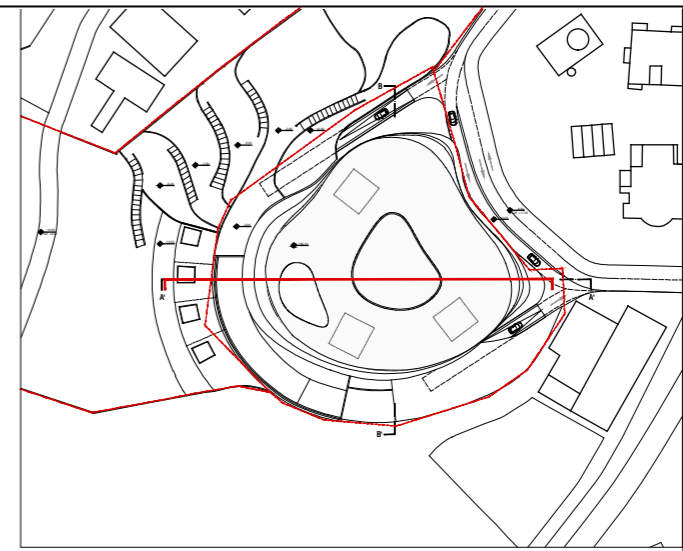


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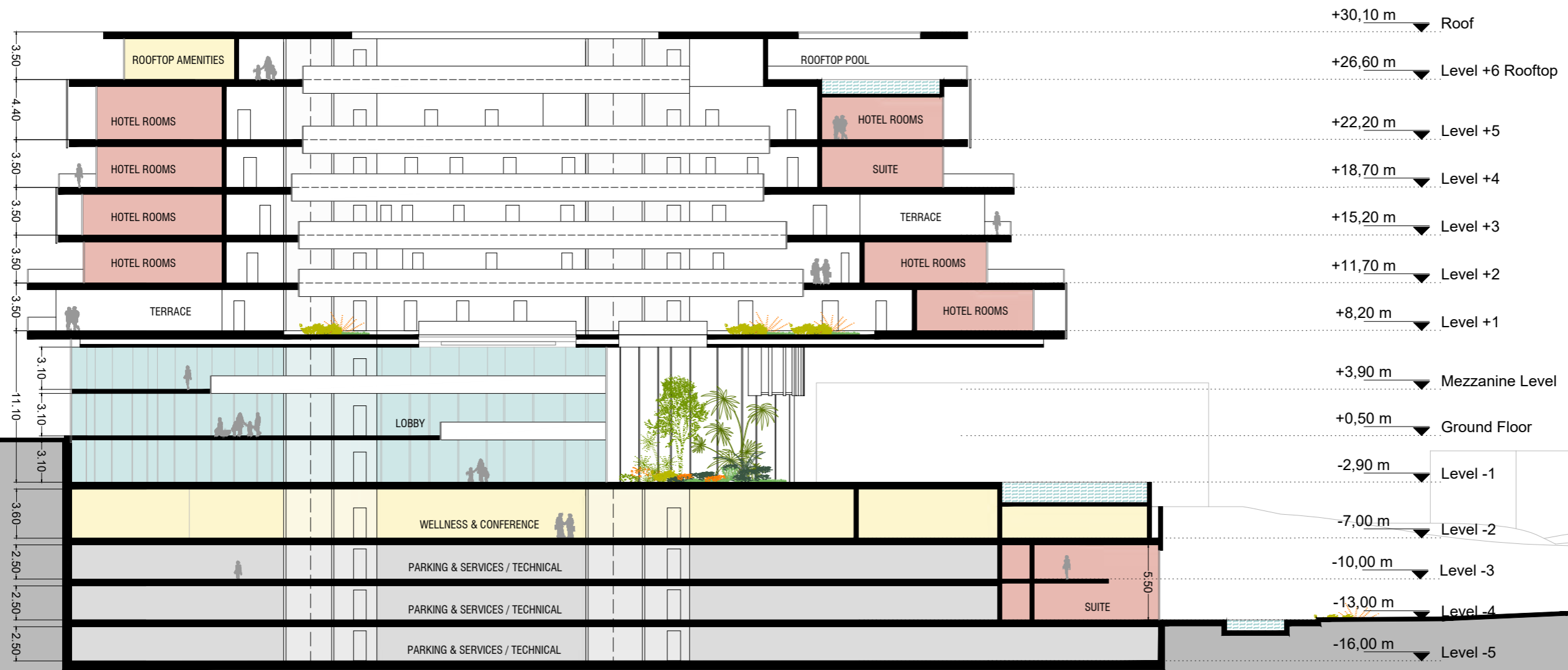
SECTIONS

7.1 | SECTION A-A

PLOT BOUNDARY



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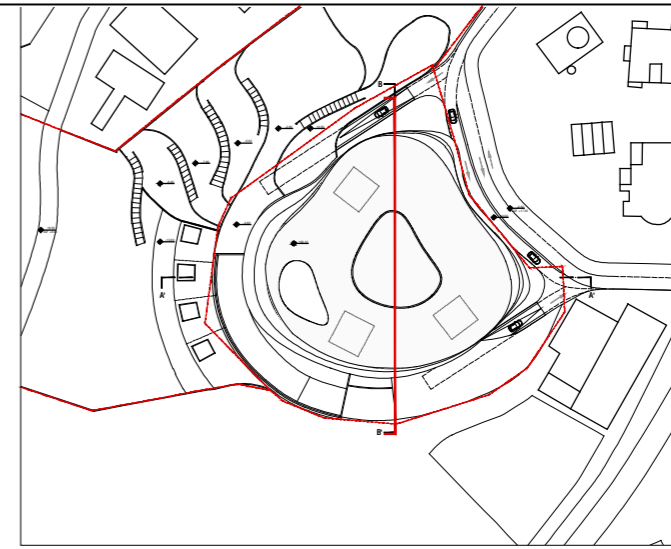
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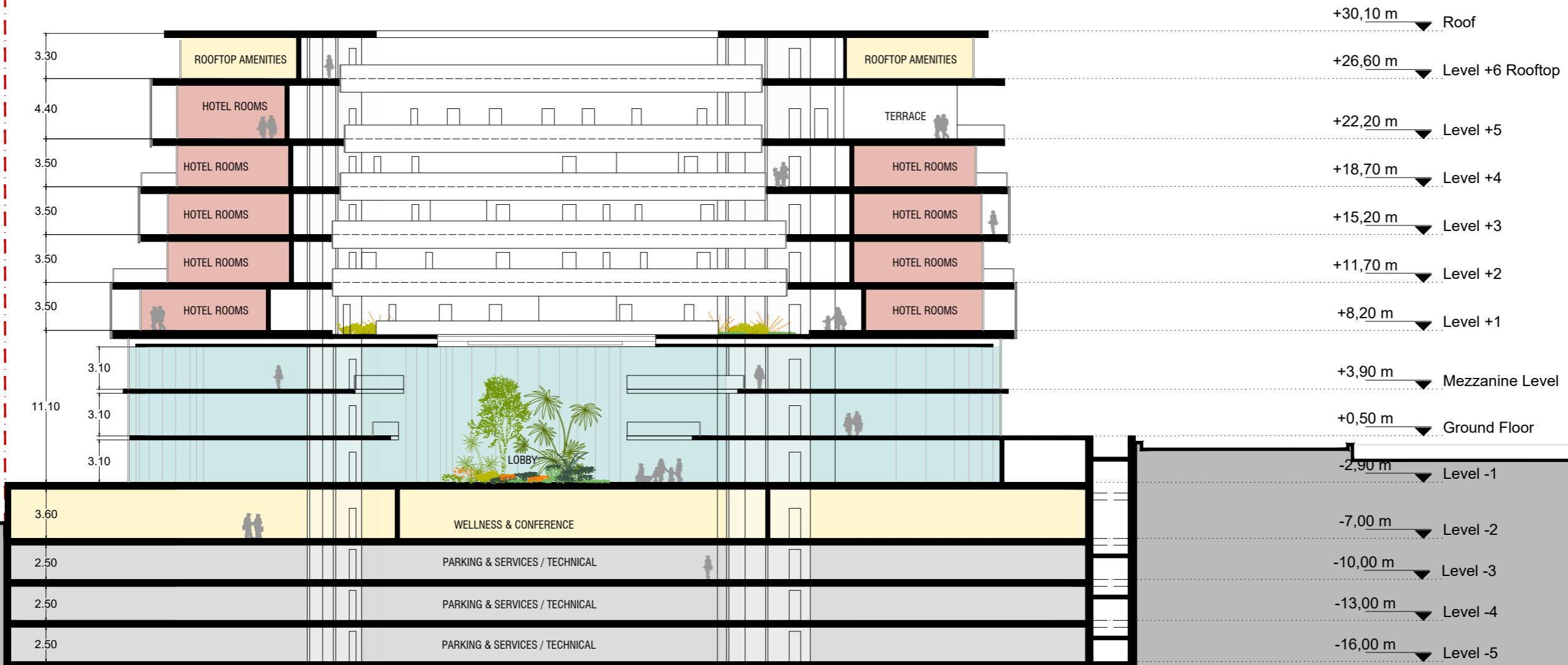
SECTION A-A
SCALE: 1:350

7.2 | SECTION B-B



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PLOT BOUNDARY



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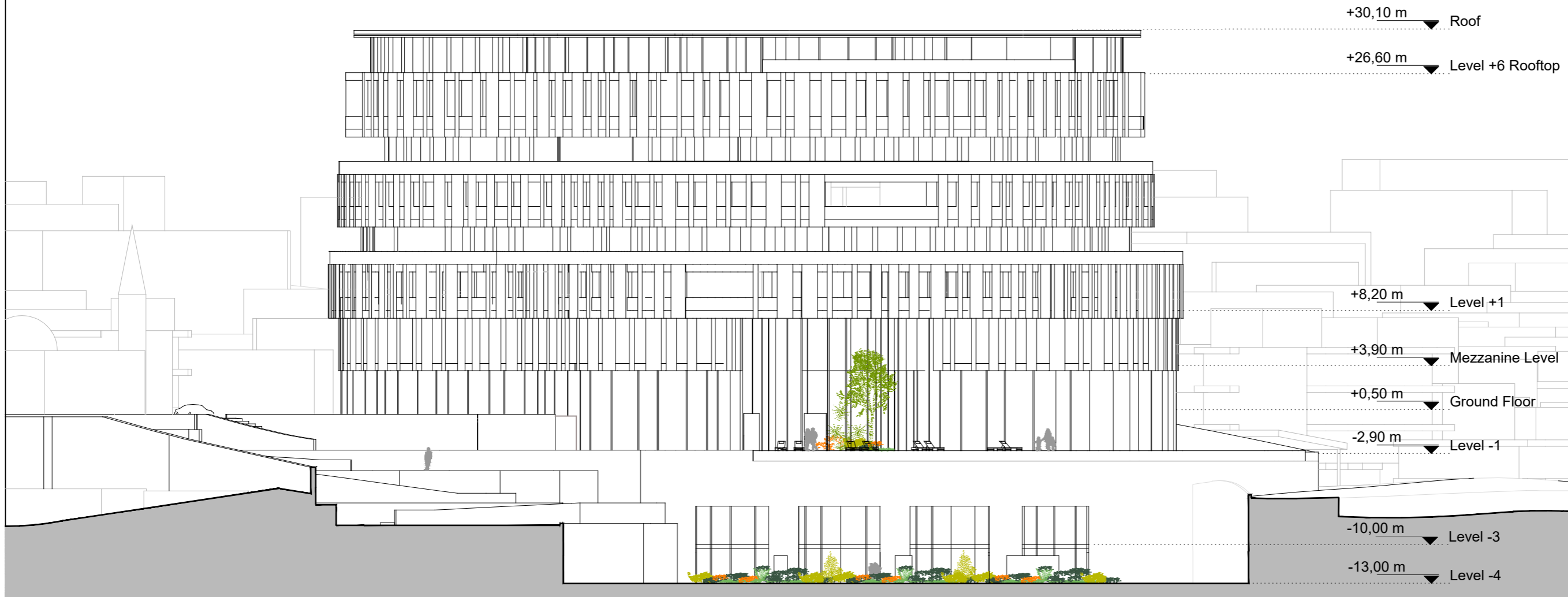
SECTION B-B
SCALE: 1:350

08

FACADE

8.1 | NORTH FACADE

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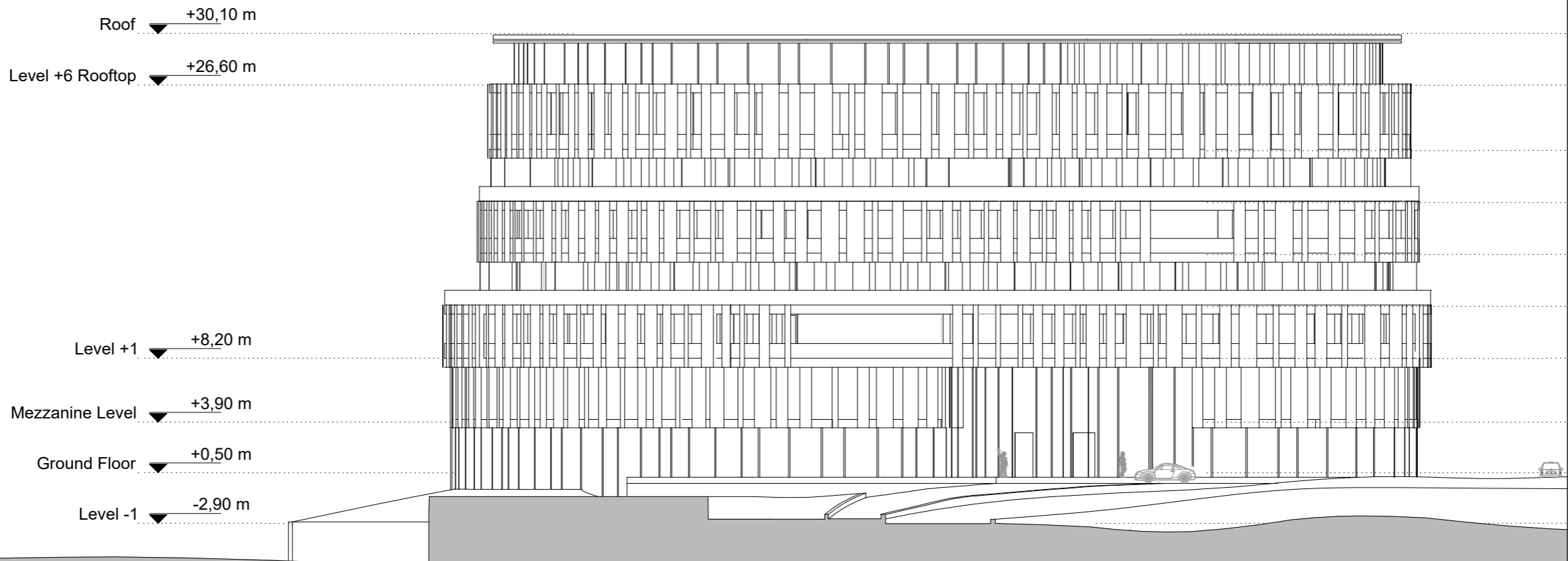
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NORTH FACADE
SCALE: 1:350

8.2 | SOUTH FACADE

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EMERTIMI I FLETES

SOUTH FACADE
SCALE: 1:350

8.3 | EAST FACADE

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EAST FACADE
SCALE: 1:350

8.4 | WEST FACADE

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EMERTIMI I FLETES

WEST FACADE
SCALE: 1:350

09

ROOM TYPOLOGY LAYOUT

9.1 | ROOM TYPOLOGY STUDY

Standard Room

Interior Terrace

10.9545

62 sqm

6.6223

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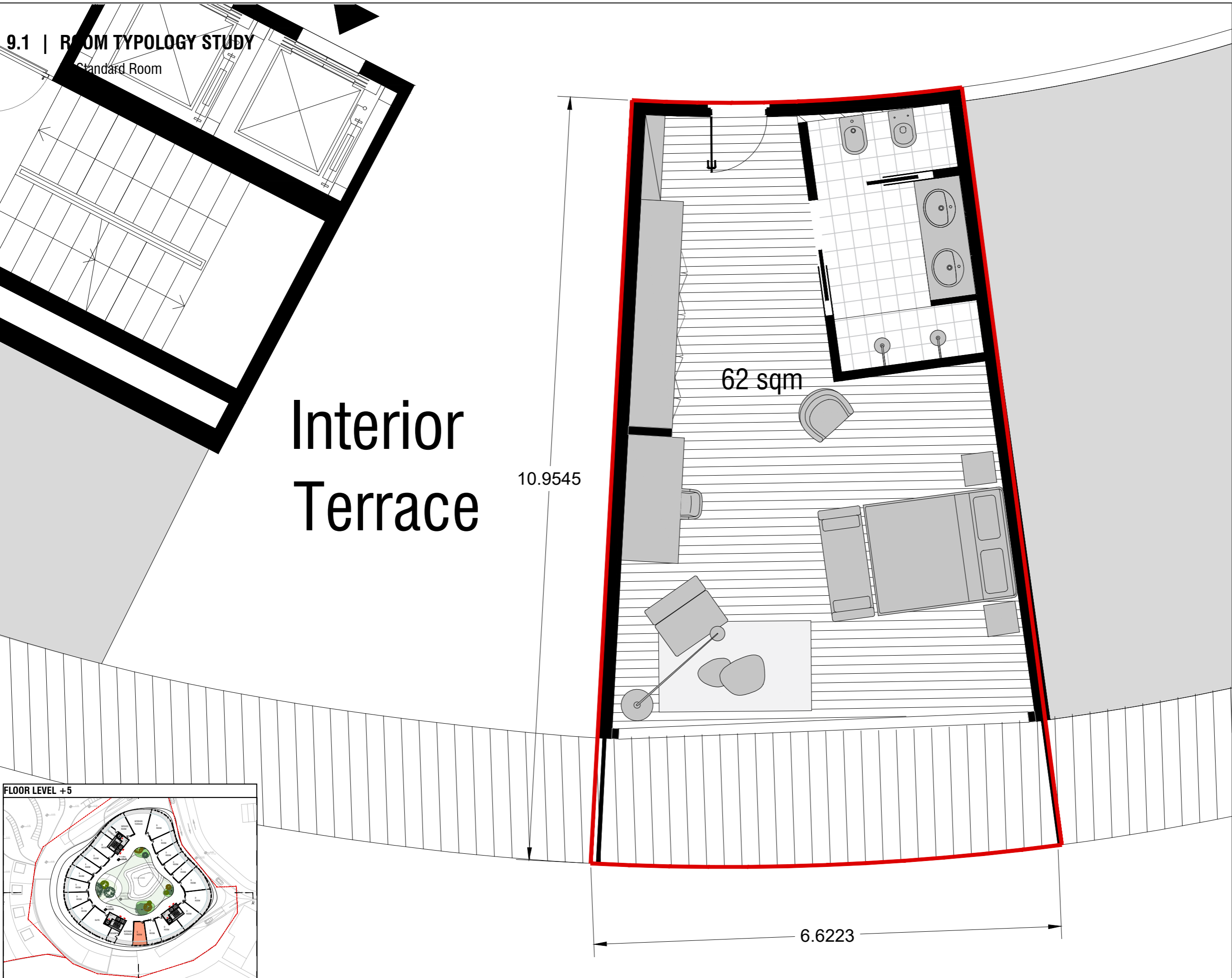
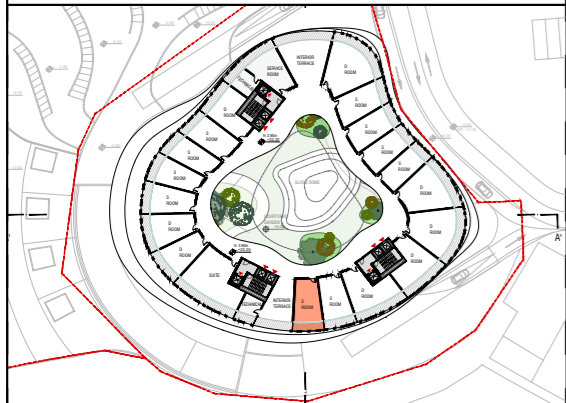
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STANDARD ROOM TYPOLOGY
SCALE: 1:50

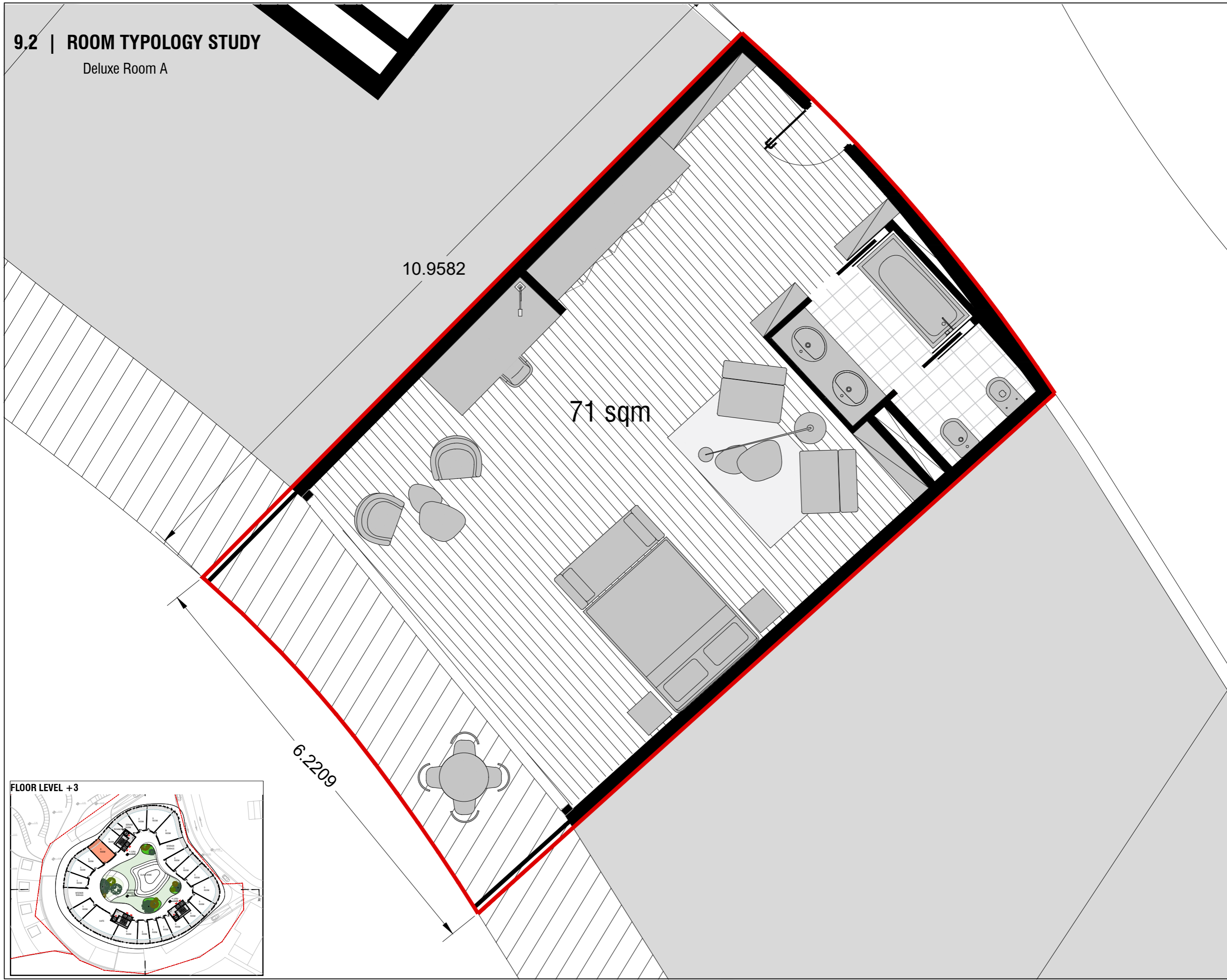
FLOOR LEVEL +5



9.2 | ROOM TYPOLOGY STUDY

Deluxe Room A

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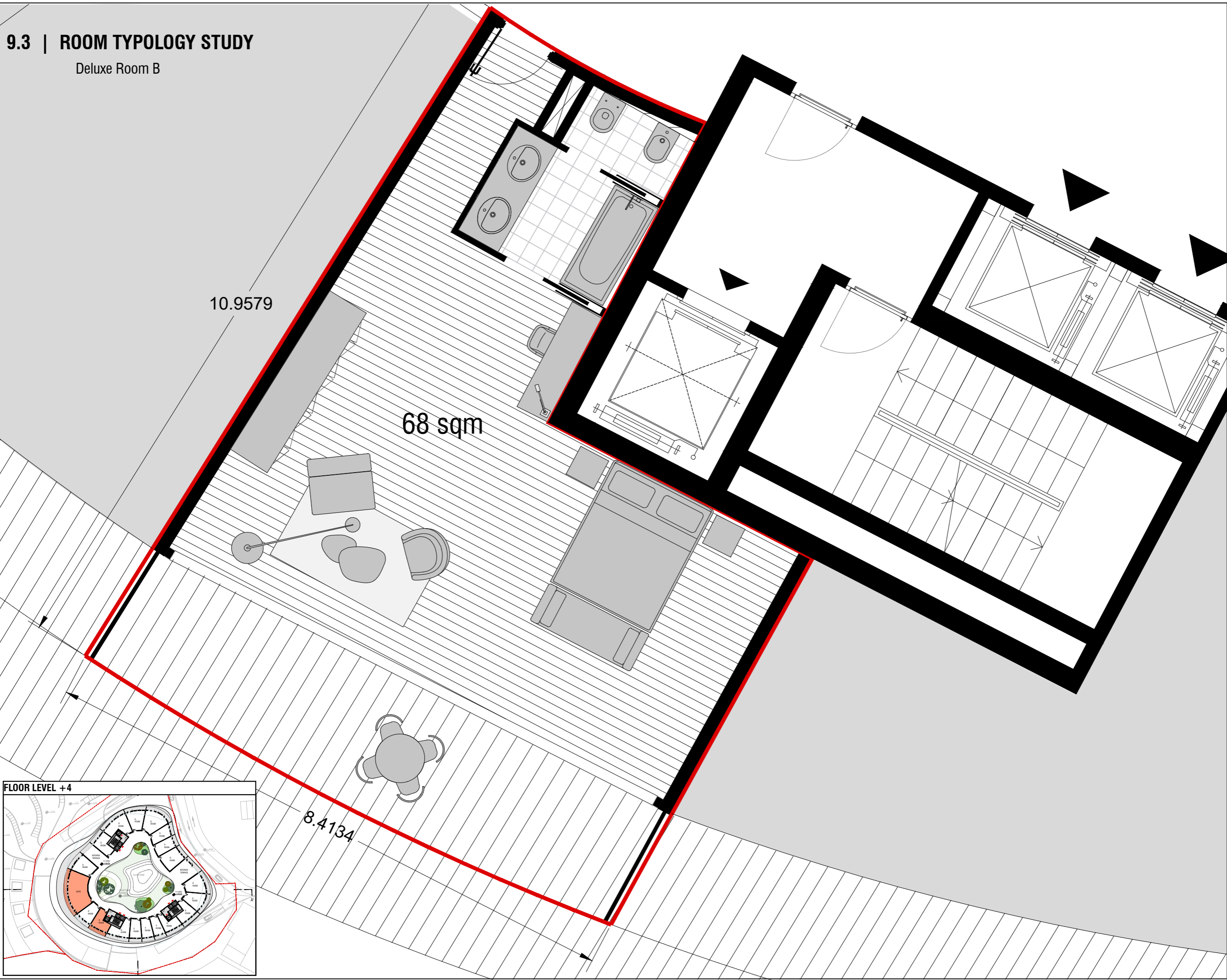
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DELUXE A ROOM TYPOLOGY
SCALE: 1:50

9.3 | ROOM TYPOLOGY STUDY

Deluxe Room B

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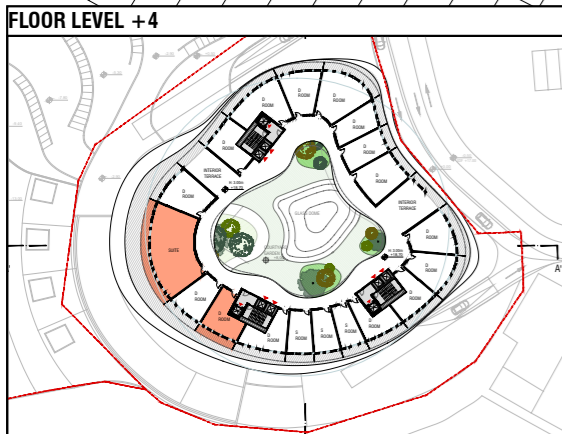


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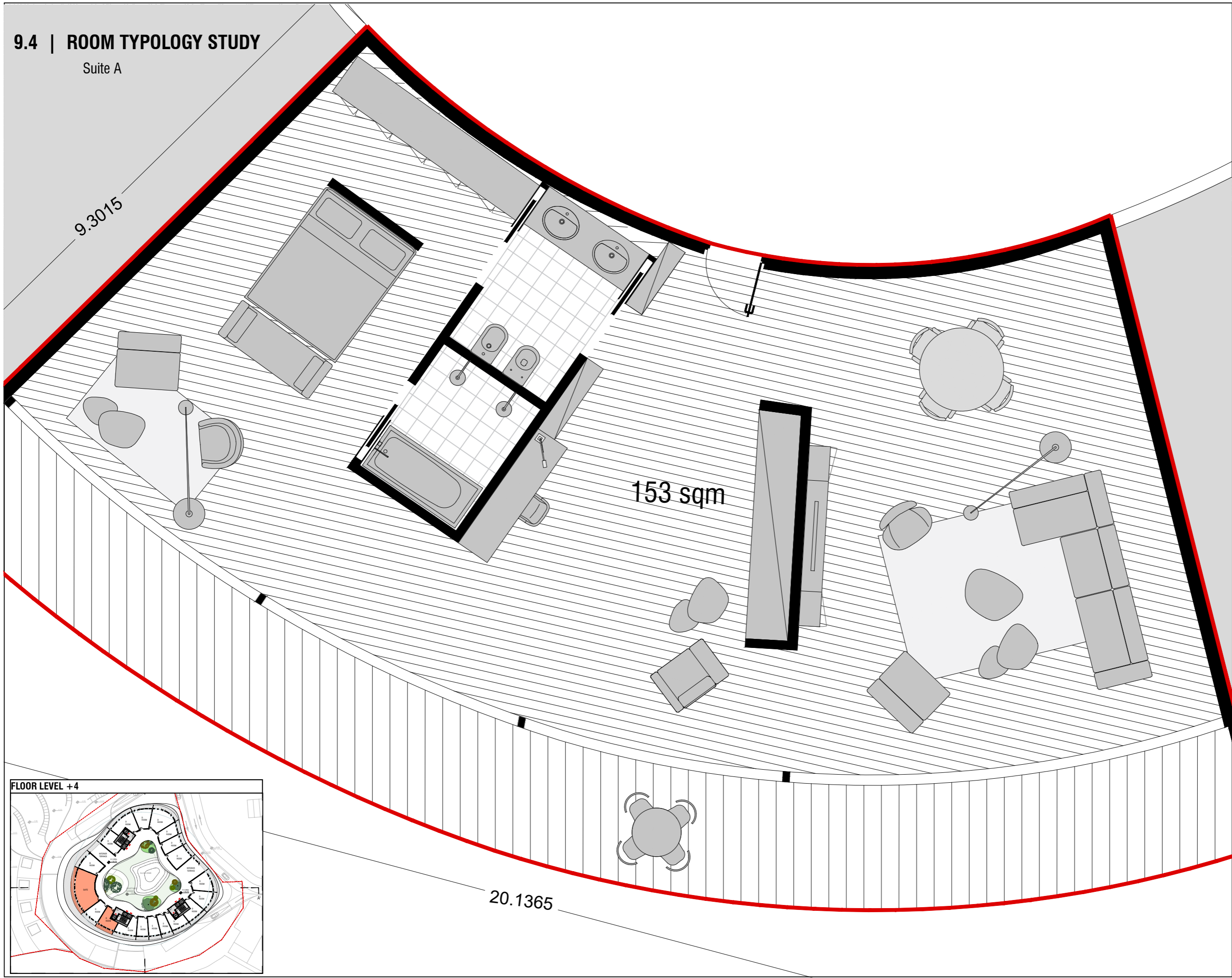
DELUXE B ROOM TYPOLOGY
SCALE: 1:50



9.4 | ROOM TYPOLOGY STUDY

Suite A

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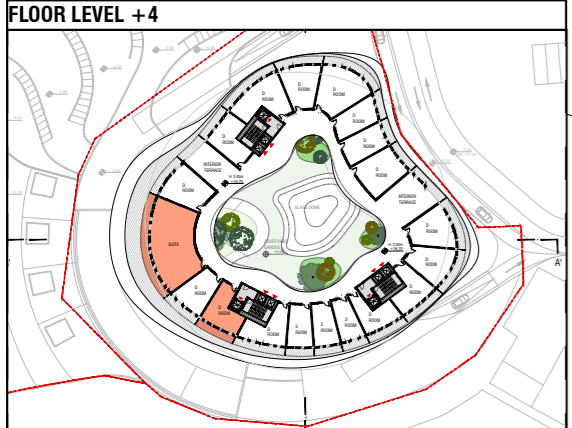


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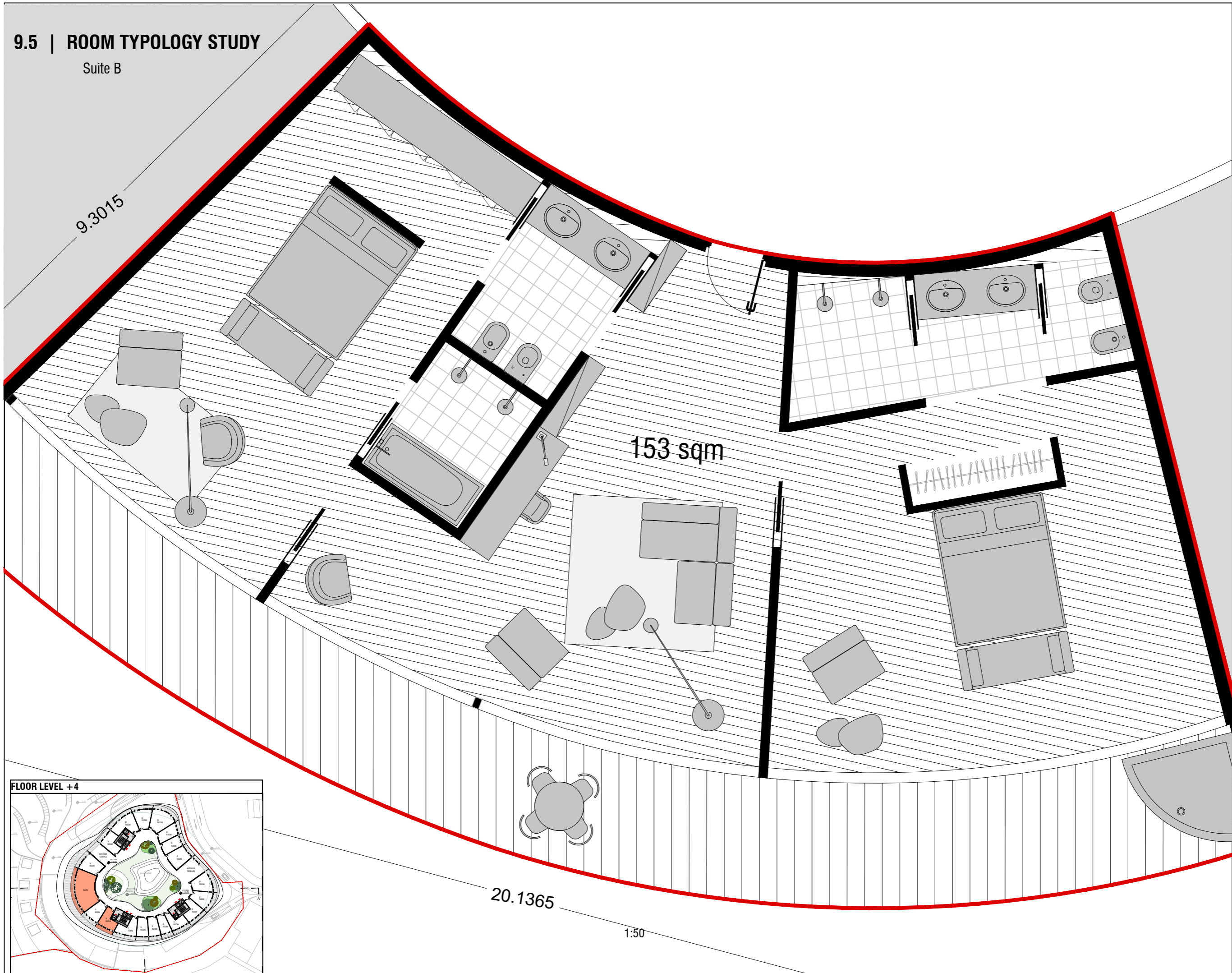
SUITE A ROOM TYPOLOGY
SCALE: 1:50



9.5 | ROOM TYPOLOGY STUDY

Suite B

KSAMIL HOTEL



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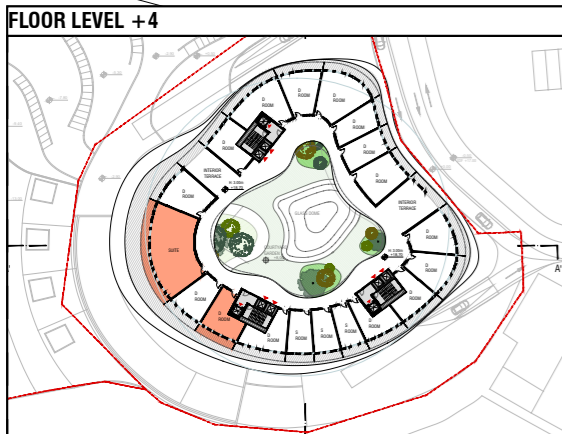


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SUITE B ROOM TYPOLOGY
SCALE: 1:50



20.1365

1:50

10

AREA CALCULATION

10.1 | AREA CALCULATION

AREA CALCULATION_#780 KSAMIL HOTEL

Floor Plan Typology	Floor Plan Level	Floor Plan Programme													
		Common Space	Hotel Rooms	Nr. Rooms	Pool Area with D.Room	Wellness Area	Congress Area	Food & Beverage	Horizontal Distribution	Vertical Distribution	Technical / Services	Storage	Office / Employess	Other	Parking Area
POOL / FOOD & BEVERAGE	Rooftop				470			453		151.50	77	63		286	
HOTEL	Level 5		1421	19					552	151.50	69	29			
	Level 4		1690	19					529	151.50		13			
	Level 3		1575	19					584	151.50	59				
	Level 2		1558	20					503	151.50	137				
	Level 1		2356	19					529	151.50		25			
LOBBY / FOOD & BEVERAGE	Mezzanine							1289		151.50		32		79	
	Ground	877.50						338		151.50	19	49	166	142	
POOL / FOOD & BEVERAGE	Level -1	103			874			1337		151.50	26	88	556	430	
WELLNESS / CONGRESS AREA	Level -2	377				1960	1098			151.50	174	121			
PARKING	Level -3								101	151.50	303	301			3363
	Level -4								101	151.50	303	301			3363
	Level -5									151.50	1176	1178			3167
TOTAL		1358	8598	96	1344	1960	1098	3417	2899	1970	2343	2200	722	937	9893

SUM UP

COMMON SPACE	1358
HOTEL ROOM	8598
WELLNESS AREA	3304
FOOD & BEVERAGE	3417
CONGRESS AREA	1098
PARKING AREA	9893
DISTRIBUTION	4869
TECHNICAL/OTHER	6202

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11

EXTERIOR RENDERS

11.1 | EXTERIOR RENDER 01

Bird-view



KSAMIL HOTEL



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11.2 | EXTERIOR RENDER 02

View from the main hotel entrance



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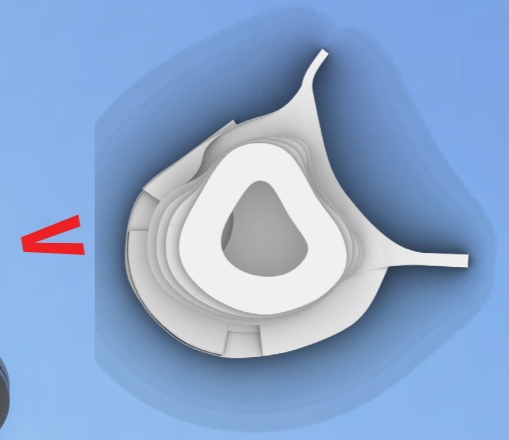
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11.3 | EXTERIOR RENDER 03

View from outdoor hotel garden



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11.4 | PHOTO-INSERTION

Bird-view



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EMERTIMI I FLETES

12

INTERIOR RENDERS

12.1 | INTERIOR RENDER 01

View from Pool Lobby




KSAMIL HOTEL

DHJA
Shqiperi

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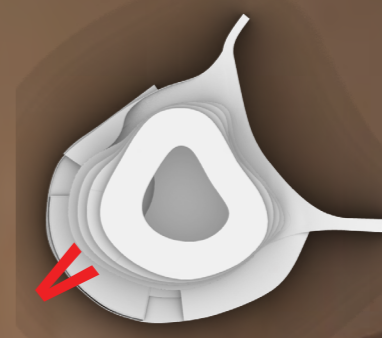
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MI I FLETES

12.2 | INTERIOR RENDER 02

View from the Pool



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12.2 | INTERIOR RENDER 03

View from the Rooftop Pool



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13

REFERENCES

13.1 | REFERENCES

Roof of the Ground Floor



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13.2 | REFERENCES

Corridor



Facing the street



Facing the courtyard

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13.3 | REFERENCES

Lobby



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13.1 | REFERENCES

Roof of the Ground Floor



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