

Tirana 2



a new center  
a new way of living in Tirana

# Tirana 2



academic city, a place to go, live, work, learn, play and shop

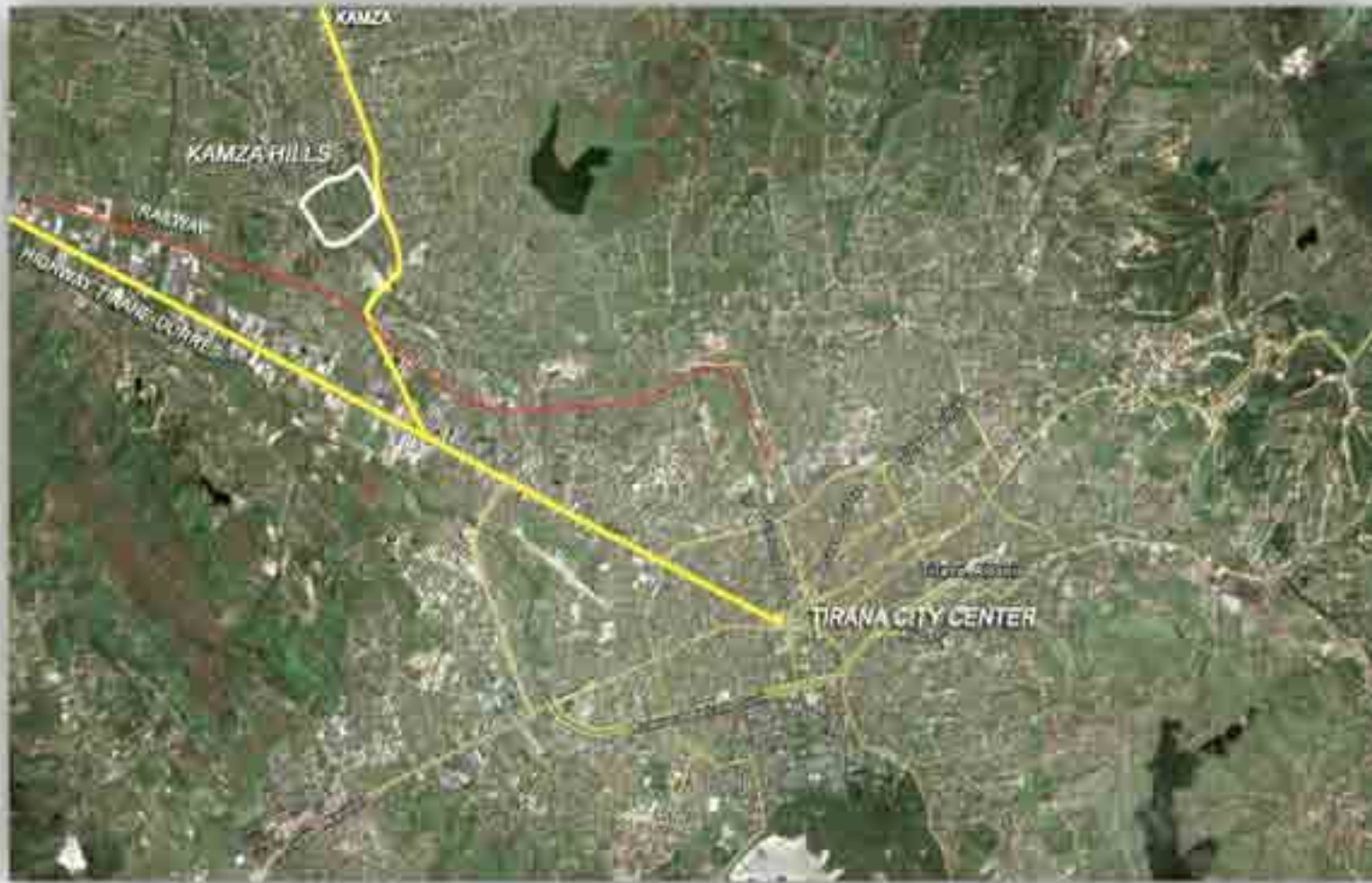
## THE PLACE IN THE CITY

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In a strategical way, Kamza Hillside area lies between the center of Tirana in the South-East and the airport "Mother Teresa" in the North-West. Operation of this area as urban area began in the 1926, when the first secondary school of Tirana was established, known as the school of Daka. Further this area became known as "The High Agricultural Institute" and worked as a University Campus since 1956. Formation of this University led to the creation of a residential area, which together with the University Campus, at that time, confirmed the Hillside area of Kamza as a peripheral center of Tirana.

Historically, an administrative part of the city of Tirana, Kamza Hillside area has an excellent strategic position. It is placed in the highest geographical point in the area NorthWest of Tirana, offering a broad view of the four sides of the horizon. Its strategic position is also strengthened because it is located between two national roads, (North of Tirana and the Tirana-Durres highway) almost equally far from the center of Tirana in the South-East and from the international airport "Mother Teresa" of Rinas in North-West.

# Tirana 2



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The rapid urban developments that took place in the city of Tirana over the last two decades brought a strong process and radical change in the social economic and the physical structure of the city. As the city grew in size and population, it became the only metropolitan center in Albania.

This continuous process will inevitably require the development of new building spaces, new streets, public spaces and green infrastructure as well as new urban centers.

There are two main factors that make this area a significant potential for urban development of the Tirana metropolis, turning it into a true center for the entire area of Kamza, Hillside of Kamza and Paskuqan and in a second new center for the city of Tirana :

- The geographical position of the area in relation to the city and other strategic points like airport "Mother Teresa", University of Agriculture, etc.

- Human potential of the area, that these last two decades has grown very large, reaching a number about 30000 city residents without including here the city of Kamza.

# Tirana 2



## THE SITE

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The area holds a strategic position against the city of Tirana and surrounding areas.

Located in the only hill in the whole area around, offers a full panoramic opening against all the surrounding space, Dajti mountain and city of Tirana in the South-East, against the hills of the South-West Kashar and the field spaces in the North and West .

The area occupies an area of about 34 ha. It is all almost an isolated green space, in the form of a natural amphitheater open to the Tirana river, surrounded by residential areas, employment and education areas.

In the Northern border of the university, is located the Agricultural University Campus with a capacity of 6000 students.

In the South and East it is bordered by residential areas with low density.

On the West part, the site is bordered by Tirana's River, offering a panoramic wide open and direct access to it.



# Tirana 2



## ACCESS

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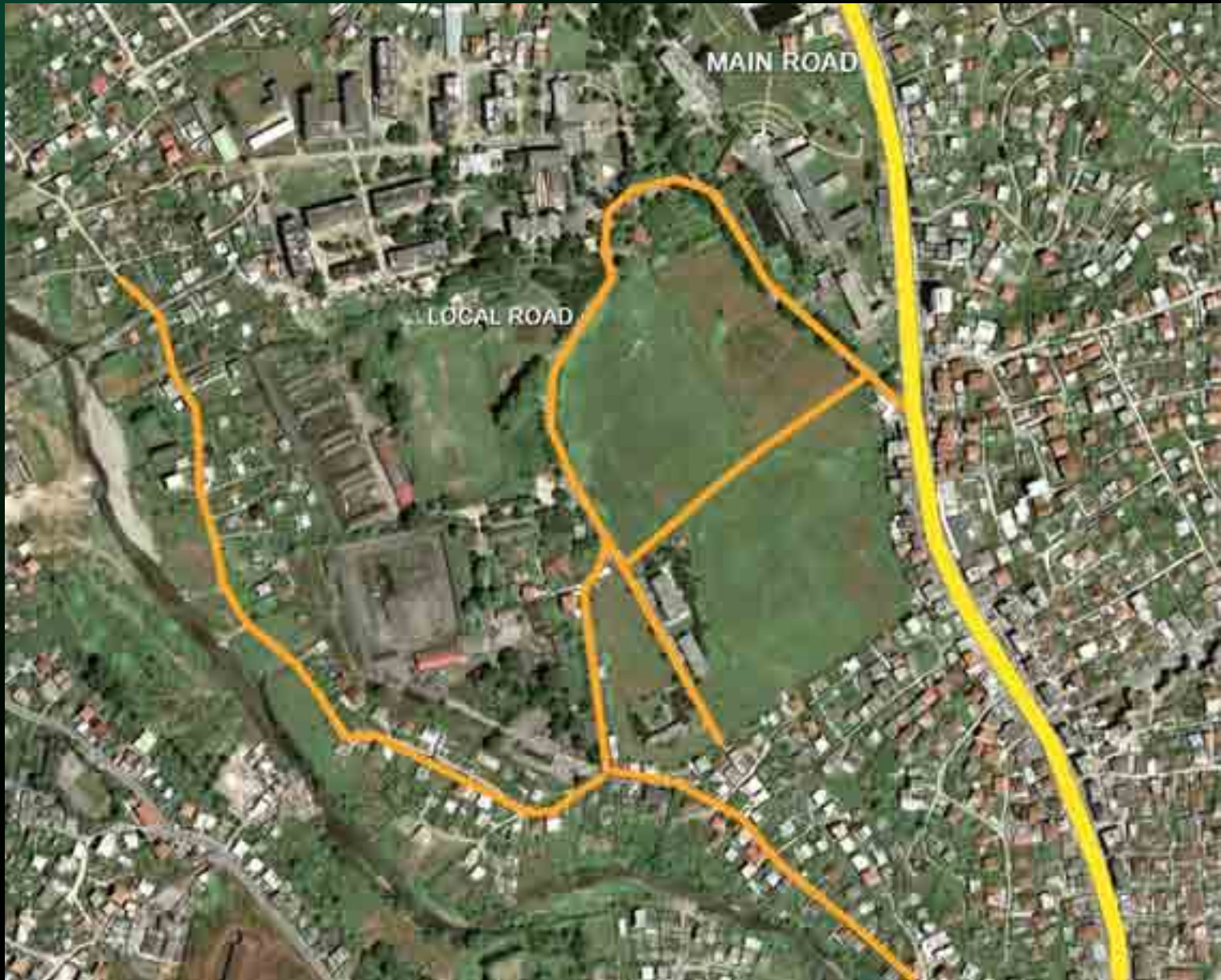
In the East part, the area is passed tangentially by the national road that connects it to Tirana in the South East and with Kamza city and airport "Mother Teresa" in the North.

No more than 1 km away, is located the overpassing of Kamza's turning, linking the area with the Tirana-Durres highway.

The area is surrounded and crossed by local roads providing access to its interior.

The zone is reached by the public urban transport system connecting it to the center of Tirana and Kamza, thus being an integral part of public transportation in the city of Tirana.

# Tirana 2

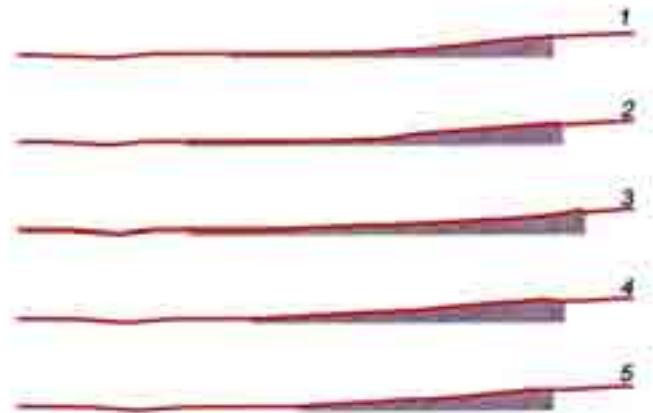
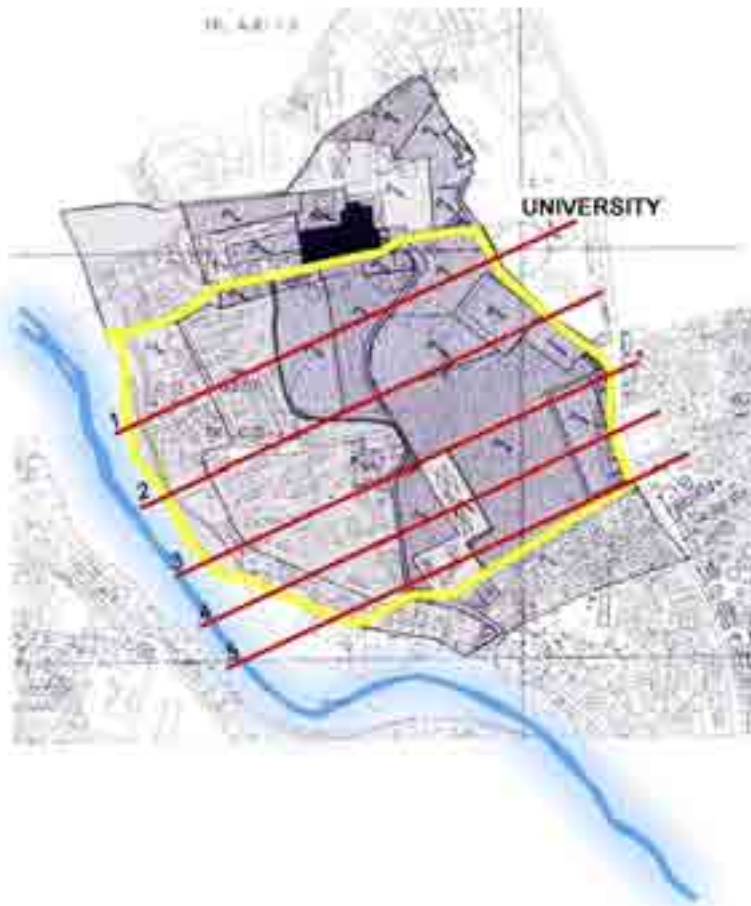


## PHYSICAL CONDITION

Located in the highest position against the surrounding areas, the area is characterized by a slightly sloping ground which descends towards the river of Tirana. In general, the area is covered by low vegetation, grass and bushes and almost free from construction situations, which are positioned in the Western part near the river (the existing buildings of the former military unit, and two buildings of the Faculty of Veterinary and Zoo-technic, part of the Agricultural Institute).



# Tirana 2



## RECENT PROPOSAL FOR NEW REGULATORY PLAN AND THE AREA'S POTENTIALS

Recent proposal for new regulatory plan defines this area as an urban area of town with a mixed development, characterizing it as a secondary center of Tirana metropolis.

Historical existence in memory of the city as the area of agricultural university has made this area well known and serving as a reference point for the city of Tirana.

River Park of Tirana, that according to this proposal will be a green belt that connects all the spaces around him, puts this area, as almost the only urban area, as an integral part of this park, highlighting its environmental and climatic potential.

The proposal of new road along the axis of the Tirana river, linking this area with the airport "Mother Teresa" in the North and with Paskuqan Park in the East, favours the development of this area and emphasizes its regional central character, significantly improving the access to the West part of Tirana's River.

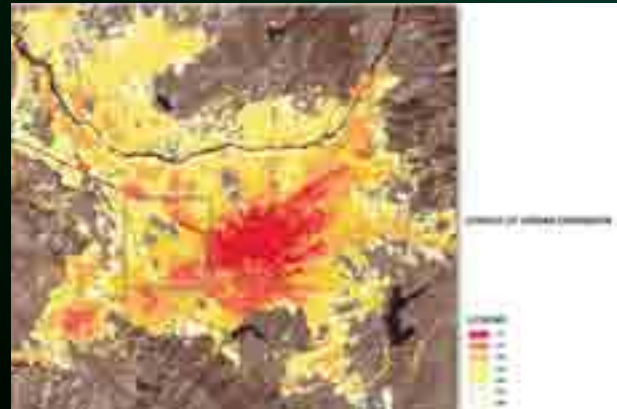
The creation of the public tram transport network (medium term development policy of Tirana) considers this area as an integral part it.

New Ring-Road of Tirana is located not further than 2.5 km away from the site and directly accessible through the main streets.

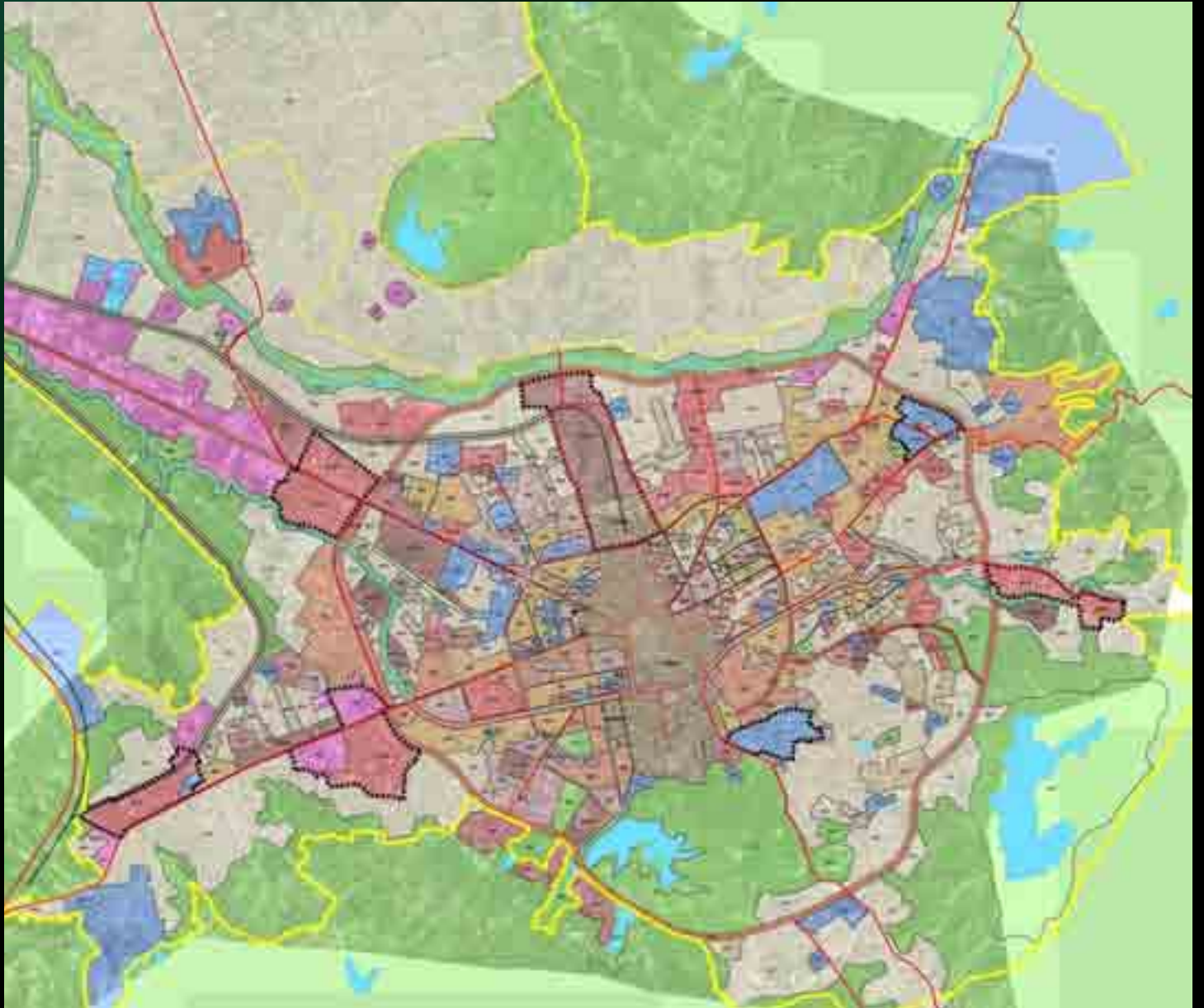
The existence of economic zones in the vicinity of the area, as the economic zone along the highway Tirana-Durres and Praktiker Shopping Centre (1km away) should be considered as strong assets for its urban development.

Paskuqan Park, about 2 km East of the area and the improvement of its accessibility to the center of the city of Tirana is another strong potential for the entire urban North-Eastern part of the city of Tirana.

Compounded by geographical position which provides a direct visual relationship with the center of Tirana this area can be considered as the only urban space which meets all the requirements to become a center for the entire North-West area of Tirana and in a second center of Tirana metropolis.



# Tirana 2



# Proposal

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## Tirana 2

- **A new center of Tirana for a new way of living in Tirana**
- **A place to live work learn play sports and leisure**

The study proposes to create a new regional center and a second center of Tirana metropolis, based on these basic development strategies:

- **Sustainable development**
- **Urban scale**
- **Structure**
- **Balance**
- **Environment**

## The main goals of development

To create a new center of Tirana with:

- **Local and regional Meaning**
- **Progressive Urban Concepts**
- **Long-term Focus**
- **Catalyst effect for wider development**



## The concept of development

Tirana 2 presents itself as a significant residential and multifunctional area, aiming to turn it into an inviting place for people who want to live, work, play sports, learn, spend money and enjoy the environment by creating:

- **A new community and integrated center**
- **A system of “form-function”**
- **Symbiotic variability (mutualism) of urban spaces and functions**
- **Direction towards a 24 hour economy**

Tirana 2 is a challenge to put together all these functions, with the intention to work together in symbiotic way without interfering with the identity of each, in accordance with the environment and also independent of the random development of its periphery.

Tirana 2 proposes an original new concept towards a new path for the construction of Tirana.

## Development Program

Development Program of this area includes:

- **The residential area and mixed use commercial and pedestrian path**
- **Integrated commercial center**
- **Cultural, leisure and recreative activities**
- **Park and public spaces for community**
- **Opened and closed sportive areas**
- **Education and health care areas**

## GENERAL PLAN “TIRANA 2”

PROVIDES A COMPREHENSIVE AND INTEGRATED DEVELOPMENT OF THIS AREA.

The urban development scheme is organized as an independent urban island surrounded by the river park on the South-West, the Agricultural University on the North-West and the national road on the North-East, formed by three functional areas in the form of parallel urban bandages coming downhill toward the river – the North-East bandage (the center), the middle bandage (the park and sports area) and the South-West bandage (the green living area).

The organizational scheme puts in the middle the green area (park and sport area) which in concept is the core of the social living of the whole site, bordered with the North-East area (the center) and the South-West area (green living).

This green bandage links directly to the riverside park on the South-West bringing the river green in the heart of the urban quarter and the Agricultural University Campus, situated on the North-East, on the top of the hill, intending to make these two as organic parts of the whole development, establishing thus mutual and symbiotic relationship between them.

The green from the river park follows the green main axis of the park and sport area and spreads further on both sides entering the inner spaces of residential block units creating a green network for the whole development.

Each quarter is organized based on different urban cells with different uses interacting with each other in form, structure, function and space, intending to work together as an entire living organism.

The built up areas on both sides of the park, the North-East bandage and the South-West one use and benefit from the physical and environmental conditions of the site to create their urban form.

The North-East bandage is the quarter where the most of living activities are planned to happen. All this area appears as an open theater toward the central park.

## GENERAL PLAN (PLANI I PERGJITHSHEM)



## ORGANIZED IN THREE MAIN BLOCKS:

- The North and South blocks are mainly residential enhanced with retail shops on the ground floors surrounded by inner roads and green islands in the middle.
- The central block is positioned right in the middle crossing the whole area from the North-East, right to the top of the hill, where a shopping mall with three mix use towers and a social building is planned next to the national road, going downhill through the main pedestrian shopping street facing the park at the South West side through a open wide half circular plaza.

The SouthWest quarter reflects the flatness character of the side and uses the green sides, both of the central park and the river park, identifying itself as the green quarter. It has a linear urban structure formed by different residential blocks, placed in a grid form, ending up with a mix use tower facing the river linked together by the inner road. At the North-East side of this quarter is planned a pedestrian wide promenade open to the park, facing the main plaza and central shopping street of the North-East quarter, sheltering bars and restaurants ensuring thus an intensive social life and making this area part of the center, whereas the South-East part uses the benefits of the river park and the riverside road offering very good possibilities for small enterprises. The green bandage itself is conceived as a park on the South with small water ponds and open green spaces for recreation and leisure and the sport area on the North sheltering an indoor sport area with a basketball arena, gym and indoor swimming pool, an open air stadium for playing football and various open air courts for tennis and mini football.

## FUNCTIONAL SCHEME SKEMA FUNKSIONALE



## LEGJENDA

### LEGJENDA

-  PLAZA (PIACA)
-  RESIDENTIAL AREAS (ZONAT E BANIMIT)
-  MIX USE CENTER (QENDER POLIFUNKSIONALE)
-  INDOOR SPORT CENTER (QENDER SPORTIVE)
-  PRAJER EDIFICE (OBJEKT KULTI)
-  SCHOOL (ZONA E SHKOLLAVE)
-  KINDERGARDEN (ZONA PARASHKOLLORE)
-  UNIVERSITY ZONE (KOMPLEKS UNIVERSITAR)
-  EXZISTING ZONE (ZONA EKZISTUESE)
-  SPORTS AREA (ZONA SPORTIVE)
-  PARK (ZONA E PARKUT)
-  GREEN AREA (ZONE E GJELBERT)
-  LUNAPARK (PARK LOJRASH, LUNAPARK)
-  SHOPPING STREET (RRUGE TREGTARE)
-  RIVER (LUMI)

## The Residential Part

The concept of residential areas is based on the creation of urban cells that interact with each-other in order to work as an whole, in the small scale as well in the large scale.

Their use of urban forms and benefits from physical and environmental characteristics of the area aim at a social interaction based on:

- **Creating a community**
- **Mixed-use, structure, retention and size**
- **Peripheral access for cars, underground parking, pedestrian movement within and between them**
- **Creating an external environment**
- **Interest zone in recreation and entertainment**
- **Links to local educational facility**

The residential area covers the most part of the built up area (7.4 ha) providing flats and apartments for about 14000-16000 permanent inhabitants (hotels not included)

It is placed on both sides of the park forming two residential complexes - the North-East and South-West, each of them divided in two blocks.

In concept, the residential blocks are organized as a chain made of separate residential cells juxtaposed to each-other, intending to create a symbiotic interaction between parts forming a whole. Each residential cell is perceived as a perimetral built up area in order to leave as much unified free space for the community as possible, creating the possibilities for flexible use of the space for leisure, play, recreation and green to be used by all the residents enhancing social cohesion and community creation.

This urban form of the residential cells allows the creation of urban identities of inner and outer spaces. The fractions of the peripheral walls improve the inner environment, create an organic relationship between inner and outer environment, and offers physical and visual linkage with other blocks and surrounding.

Surrounded by the inner roads, each block is ensured with maximal accessibility for cars, offering very good possibilities for indoor parking area on the underground levels, keeping safe the inner space for pedestrians. On the other hand, this scheme creates very good conditions for the use of the ground floor for shops and services.

The urban structure follows the physical form of the site and respects the human scale for both space and construction with the intentions that each one of them identifies itself and serves as an urban landmark of the site.

Thus, the residential blocks on the North-East bandage appear to be dynamic in plans and altitude. Their form follows the conditions of slopping hill, forming a dynamic urban silhouette and dynamic inner open space. The change of levels creates the presence of "here" and "there", offering the possibilities for each level to shelter different urban functions.

On the other hand, the residential blocks in the South-West bandage have a more rational and flat form. Divided by the main inner road, the blocks on both sides face the central park or the river park. The inner open space areas of each residential block are created as unified central green space for the residential cells, altered from the ground level creating a safe pedestrian place for the residents to be used for leisure, recreation and playgrounds.

In these blocks, the built area is used mainly for residential flats and apartments, whereas the ground floor is planned for mix use activities and small enterprises especially those that are passed by riverside road.

For both residential complexes are planned two elementary (9-years) schools, four kindergartens on a walking distance and a middle school next to the river park.

# Tirana 2



## Greening

The plan proposes:

- **Creation of strong and soft landscapes**
- **Connection between the river and “the city”**
- **An environmental image**
- **Environmental good for those who live in the area and the region**
- **Free space with flexible use**
- **Promotion of creative gaming, entertainment and sports**
- **Unification of the whole area**

In concept, the Green Zone is the core of urban development, located in the center of the site by creating public space for it and by strengthening its environmental properties, in order to integrate the river and the University as part of area's life.

It covers about 6 ha and is organized in a park area, sports area and community green areas. It forms a system of green surrounding the site stemming from the river of Tirana, entering the park and reaching every urban cell.

The park and sports area, positioned in the middle of the site, is planned as a central green bandage starting from the river on the South-East to the University to the North-West linking all the parts together.

The park area itself covers about 2.3 ha (the same as “Rinia” park of Tirana) with an open view toward the river and the city of Tirana. In concept, it is an appendix of the Tirana river park entering the site, providing it with the environmental amenities for those who are living in the site and in the region.

Planned in this form, the park intends to give the whole area an environmental image making the nature a basic urban structure not only to see but to use it as an everyday amenity.

The wide promenade on the South-East and the main plaza

followed by the main pedestrian shopping street leading to the towers (business and shopping and social center) on the North East integrate the built up areas (residential and mix use areas) together in the form of small island surrounded by the green. This symbiotic relationship between the park and the streets turns the park from a green area to a living green area and these streets to shopping park streets.

On the other hand, by using the hard landscape (community areas) in the middle of residential blocks as green areas, by planting trees and grass, turns these islands to green ones, creating thus strong initial basis for turning this site into an “eco city”.

The park itself leaves open free spaces with flexible use for promoting leisure and entertainment activities for all people of various social groups and different ages, who enjoy the landscape, open air activities, walking and jogging, and improve the environmental conditions of the site not only by planting trees but also by providing water ponds serving as small lakes and fountains for people to sit by or birds to live in. It also allows the organization of bigger scale events for the community and the region.

The sports area, covering about 3,7 ha, is an amenity not only for the site but also for the University, the region and even for the city of Tirana. Considering the lack of such services in the whole metropolitan area of Tirana this area becomes of a crucial importance in the city scale and an important magnet for the site and the region. On the other hand, it is a claim for high community living standards in urban terms that this project intends to.

It offers a small stadium with an Olympic size football field and racecourse for professional training or regional related activities, five courts for tennis, volleyball, basketball and mini soccer as well as an indoor sports arena of 3000 m2 sheltering indoor swimming pool, gym, Olympic basketball court, etc.

Its position, adjacent to the park (North site of the central green bandage), next to the South-East promenade, downhill to the University and next to the North-East quarter, emphasizes its potential uses and also creates very good conditions of intimacy that such places require. Also, widely accessed from the main roads and the provision of a large number of underground parking area, ensures its use on a regional scale positioning it as a crucial urban landmark of the site, the region and even the city of Tirana.



## GREEN AREAS PLAN PLANI I GJELBERIMIT



### PARK AREA (ZONA E PARKUT)



### SPORTS AREA (ZONA SPORTIVE)



### RESIDENTIAL GREEN AREA (GJELBERIMI I ZONAVE TE BANIMIT)



## Multifunctional areas (Mix use)

- **Connection with the area and the region and wider with the city itself.**
- **Provide flexible space for use with a broad base**
- **Structural identity**
- **Spatial relation for the whole area**
- **Potentials for transport and accessibility advantages connected with the new infrastructure**
- **Emphasis on pedestrian movement**

The multifunctional area (mix use) is the center of all the region and providing facilities for the area and region. In concept, it is the eye of the region and the most intense part of the area that houses the offices, the commercial areas, cinema, hotels, bars, restaurants, leisure facilities, parking, etc. making it a social and economic good for the local area and region.

The multifunctional space is conceived in the form of a central axis of the zone which starts with multifunctional center in the North-East near the national road, descends down towards the central park with pedestrian shopping street and central plaza and closes on the South-West side of the park with the promenade, which ends with a multifunctional tower in the South.

Situated in the downtown area, the multi-functional space serves as the central pole of concentration of commercial, administrative, social and fun activities, which together with the area of the park aims the spatial link of all the area and the fulfillment of all kinds of activities for a 24 hour livable area.

The distribution of urban functions in the mixed-use zone follows the logic: closer to the main axes, the more intensive their use, by emphasizing and supporting the pedestrian character.

Thus, the multifunctional center consisting of 3 towers of 17 and 25 floors (mixed-use), a closed commercial center and a cultural and social center (cinema, performance halls, library, etc.) are located on the Eastern edge of the central axis close to the national road connecting Tirana to the North of Albania. Located here, this center receives maximum terms of accessibility, especially the public one, aiming the conversion into the center of the entire region. As such, it is presented with a structural and urban identity, by serving as the most significant representative element of all the local area.

Further, the commercial pedestrian street is presented, which borders on both, the Eastern and Southern sides, by internal streets, forming an attractive urban pedestrian island with very good accessibility for all transport modes, but particularly the pedestrian one, which strongly supports the commercial character of it.

In the Southern part is positioned the plaza, which has the shape of a half circle and is completely opened towards the park, creating a public plaza with water mirrors for recreation, trading etc.

On the other side of the park is presented the main promenade with a length of 600 m which is dominated by a multifunctional building, 15 floors high at its Southern edge. This promenade serves not only as a promenade for the area, but serves as a maximal attraction for the mixed-use of the buildings close to it. Furthermore, this promenade has the potentials of being itself a multifunctional space for the area and region, as it offers the maximal conditions for the organization of various events of local and regional character as: trade fairs, periodical markets, etc.. On the other hand, the multifunctional building located at the most strategic point of this sector, nearby main roads, park and river, besides its main function, serves as a reference point for the area and highlights the multifunctional character of the promenade.

## MIX USE AND COMMERCIAL AREAS PLAN PLANI I QENDRES POLIFUNKSIONALE DHE ZONAVE KOMERCIALE



# Transportation

## Local roads

- **Use of the goods to the main roads, public transport and accessibility**
- **Creating an adequate network of internal roads providing access roads in residential areas and mix use, park and sports area in the river park**
- **Creation of pedestrian islands surrounded by streets**
- **Encourage underground parking**

## Pedestrian network

- **Concentration on roads dominated by pedestrians and bicycles**
- **Creation of pedestrian space reinforcing an environment without cars**
- **Functional orientation towards pedestrian spaces**
- **Creation of a street near the river integrating bicycle paths**
- **Encourage the idea of a sustainable lifestyle**

The concept is to define a balance between the car and the pedestrians Encouraging this last one

Road system is an organic network of roads that come from the existing main roads and the proposal for the master plan and supplying all urban cells, maintain morphological and physical characteristics of the area.

the entrance to the area in the NorthEastern side is made through a stretched island (roundabout) and greenery which provides a comfortable axes movement without compromising the character of the national road, linking the area to Tirana and Kamza. On the other hand this solution creates an urban transport hub which encourages the role of this area as an urban center.

The form of the proposed scheme are moderate loops where the whole area is surrounded by main roads and also quarters themselves surrounded by internal routes. To this form of the main roads which serve as the street "tangential" of quarter area, create a full accessibility of public transportation in the area. On the other hand, the relationships of these arteries with the residential cells, recreational and multifunctional cells allows and encourage the wider use of this kind of transport, especially in terms of distance of the pedestrian movement.

Functional scheme of internal roads propose a symbiotic relationship with the proposed pedestrian machine non antagonist, encourage pedestrian movement through the creation of pedestrian islands completely surrounded by roads, accessible by car movement. Internal roads have a width sections of 7 and 9 m wide, with separate parts for bicycles crossing, and sidewalks 3 and 5 m wide, creating good conditions enough movement, parking, landscaping and street side greenery (in the form of trees and green belts) and discouraging high speed movement in the inner sectors of the area

Forms of urban organization and functions of urban blocks creates maximum conditions for pedestrian movement in their interior. By considering this as a primary movement within the area, so it creates a network of pedestrian roads or dominated by pedestrians, connecting all urban cells with each other, with functional areas, park and sports areas, which are concentrated near the main functions, or are oriented functional areas.

## ROADS PLAN PLANI I RRUGEVE







## Development program

Tirana 2 proposes an ambitious development program. The project lies in an area of about 32 ha. With the main aim to create a 24 hours livable areas, this project proposes the creation of spaces for the development of residential areas, mix use (commercial services, offices, public and social services), sports and green areas (parks), street and underground parking.

The aim of this project is to produce sufficient surface for these activities as to fulfill contemporary European parameters

In total the project Tirana 2 proposes the construction of about 600 000 m<sup>2</sup> of built up areas.

Total area of the study	323,000	m <sup>2</sup> (32.3ha)
Total construction area	79585	m <sup>2</sup> (7.9ha)
Coefficient of construction	25%	
Total constructed area	604,580	m <sup>2</sup> (60.4ha)
The intensity of construction	1.87	
Total underground parking area	130,120	m <sup>2</sup> (13 ha)
Total housing area	306,715	m <sup>2</sup> (30.6ha)
Total services area	167,745	m <sup>2</sup> (16.7ha)
Total road area	48,800	m <sup>2</sup> (4.88ha)
Total sidewalks area	25300	m <sup>2</sup> (2.5ha)
Total pedestrian street area	27,500	m <sup>2</sup> (2.7ha)
Total public spaces area	52,600	m <sup>2</sup> (5.2ha)
Total residential greenery area	37,140	m <sup>2</sup> (3.7ha)
Total sport area	23,700	m <sup>2</sup> (2.37ha)
Total central park area	22,000	m <sup>2</sup> (2.2ha)
Central park street area	6300	m <sup>2</sup>

### Residential

Accommodation occupies much of the built-up areas. The study proposes the construction of about 300 000 m<sup>2</sup> destined for apartments (about 3500 apartments), creating the possibility of permanent housing for about 12 000 -14 000 inhabitants. The study proposes residential surfaces creating housing for private apartments and apartments buildings for social purposes (for the homeless) and student residences, thus intending to help the housing policies of the Municipality of Tirana as well as improving campus conditions for the Agriculture University of Kamza. Study also provides for the construction of about 15 000 m<sup>2</sup> constructed area for hotels.

### Mix use

The study proposes the construction of about 120,000 m<sup>2</sup> of purpose built for commercial services, productive economic activities of small-scale (local), offices and hotels.

Thus, the study proposes the construction of about 80 000 m<sup>2</sup> office area mainly for private institutions, as well as the public, local government, state institutions, health care etc. largely concentrated in two central tower blocks in the NorthEastern and SouthWestern tower block.

Regarding commercial activities Tirana 2 proposes about 40 000 m<sup>2</sup> of constructed area for individual commercial services and economic activities of small-scale production, located mainly in the ground floors of residential buildings near the main roads and about 20 000 m<sup>2</sup> of constructed area shopping centers in the form of concentrated shopping centers and commercial routes.

In this way Tirana 2 gives the possibility of creating about 10 000 jobs without introducing temporary movements.

### Social

Tirana 2 proposes the construction of a network of social infrastructure necessary for the character and the size of this area and so it provides building 4 public kinder gardens, 2 secondary schools with a capacity of 24 classes as well as a high school with a capacity of 30 classes, with their respective didactic facilities and recreational areas, not including here similar private institutions.

Moreover Tirana 2 proposes the construction of about 10 000 m<sup>2</sup> constructed social and cultural activities including a cinema, small theaters performing for different age groups, recreational facilities for young people, library, etc...

### Sport

Tirana 2 proposes the creation of an open area of 2.4 ha for sports including the construction of a small stadium with Olympic size field and running tracks, athletic fields for a series of handheld games, as well as a sports center with an area of about 7'000 m<sup>2</sup> including an area for indoor games for a local level, facilities for indoor pools, gym, relaxation facilities, etc.



# Tirana 2

## Green and public spaces

The study proposes to build a unified infrastructure of public and green space, including public spaces for pedestrians, community spaces within residential areas, as well as the central park of the site. In this regard Tirana 2 provides the construction of a central green park with about 28 000 m<sup>2</sup> area, public spaces and community about 52 000 m<sup>2</sup> and space for pedestrian movement with an approximate surface of about 27 000 m<sup>2</sup>. In this way Tirana 2 provides a very high standard with a proportion: public and green spaces per inhabitant reaching levels of 8 m<sup>2</sup> / inhabitant for resident and 5 m<sup>2</sup>/inhabitant nonresident. This ratio is even higher because it is not included the sports areas and park space of Tirana River (about 40,000 m<sup>2</sup>).

## Roads

Tirana 2 proposes an internal road network for cars integrated and adequate, with a length of about 6 km and surface of about 5000 m<sup>2</sup>, sidewalks with an approximate surface of 25,000 m<sup>2</sup> without including here the green bands of the roads.

## Parking

Tirana 2 proposes an integrated parking system, including underground parking and temporary roadside parking thus considering the main roads capable of minimum parking (even if only one side) approximately 2000 open parking places. Study proposes underground parking for a total area of about 130 000 m<sup>2</sup> or approximately 3800 parking spaces (calculated at one level) which means maximum accessibility and convenience, increasing the maximum area standards in this regard. Regarding functional areas (offices, shopping mall, cultural center, as well as sports area), evaluating the intense and temporary nature of their use underground parking places can be distributed in more than one level.

## Urban base Standards

With this program Tirana 2 aims to establish contemporary standards above average (for residential areas and urban centers such that) in which the quality of life and environment dominates over that of construction. Considering that this area will also serve as a regional center for the surrounding areas and even more for the city itself, as well as considering the concentration of a series of activities that aim the intensive use of it, these standards are necessary. So Tirana 2 proposes a rate of exploitation of the territory in the levels of 25-28% and construction intensity not greater than 2.





# Tirana 2





# Tirana 2



## URBAN BELTS (PHASES OF CONSTRUCTION)

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The basic concept of the urban plan of Tirana 2 is based on the construction of three major urban bands:

- *the northeast band (residential, mix use, center)*
- *the central band (park and sports grounds)*
- *the southwest band (green quarter)*

On the basis of this urban spatial organization, are conceived the construction stages, considering as the first phase of construction the northeastern block, as the second phase of construction the central block and the third phase of construction that of the southwestern block.

Each of these phases can be separated into sub phases based on urban constructive quarters, Preserving urban infrastructure, the urban planning concepts and the master codes.

# Tirana 2

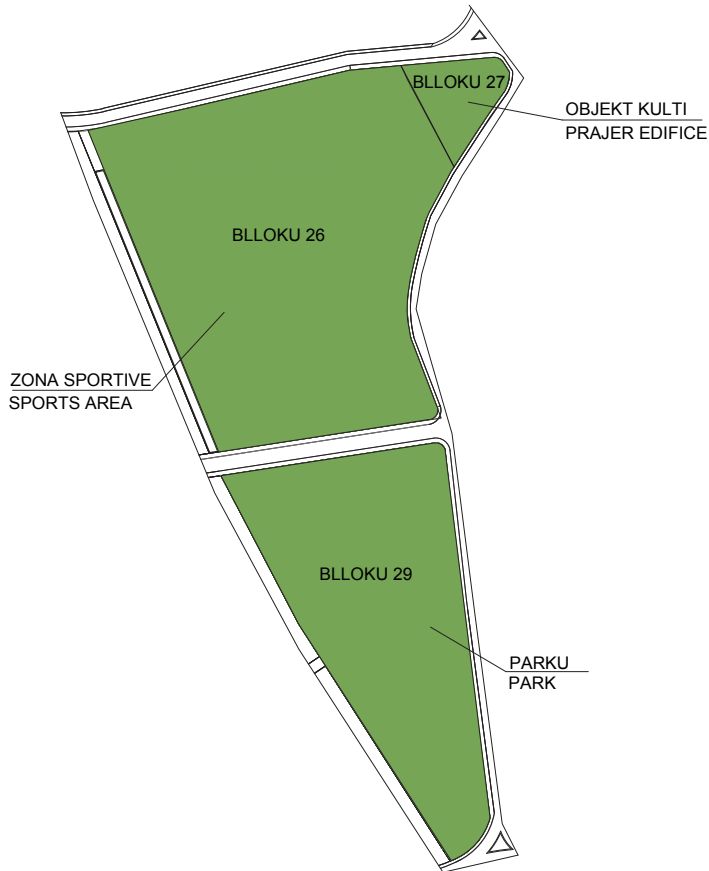


## Central belt (green belt)

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The central bandage or the green core of the area is formed of the central park the sport park occupying a total area of 7.6 ha. At the very top of this area on the northeast side is placed the religious building. The park and the sport area are placed next to each other creating an unified area for relax, side walking, jogging, open air social activities and sports for the community and region activities for the zone. Placed in the middle of the two constructed sites and surrounded by the agricultural university in the north, this area is conceived on one hand, as the unifying center for the site and on the other one as the environmental axis that links that with the river park bringing thus the river right in the heart of the area. Its urban position is to improve the environmental living conditions and to give to Tirana 2 the green image.





## TREGUESIT TEKNIK

Sip.sheshi totale = 76280 m2  
Sip.ndertimi totale = 5680 m2

Sip.e ndertuar totale = 19200 m2  
Sip.e ndertuar objekt kulti = 3100 m2  
Sip.e ndertuar objekt rekreativ sportiv = 16100 m2  
Sip.nen toke parkim = 8800 m2

Sip.hapesirash publike = 15000 m2  
Sip.gjelberimi = 22050 m2  
Sip.terrene sportive = 17450 m2  
Sip.pasqyra ujore = 3400 m2

## TECNICAL INDICATORS

Surf. area 1 = 76280 m2  
Surf.construction area = 5680 m2

Surf.construted area = 19200 m2  
Surf.construted prajer object = 3100 m2  
Surf.construted indoor sport center = 16100 m2  
Surf. parking area = 8800 m2

Surf.open space = 15000 m2  
Surf.green area = 22050 m2  
Surf. sport field = 17450 m2  
Surf.water area = 3400 m2

## SPORTS AREA



### LEGJENDA

GODINE SPORTIVE 1 KAT	
GODINE REKREATIVE 1 KAT	
HOTEL DHE PISHINA TE MBYLLURA 9 KATE	
RRUGE	
TROTUARE	
RRUGE KEMBESORESH 1	
SHESHE BRENDA BLOKUT TE BANIMIT	
SHESHE BRENDA BLOKUT TE BANIMIT	
TERRENE SPORTIVE	
TERRENE SPORTIVE	
GJELBERIM	
KUFIRI I PRONES	

### LEGEND

	SPORT EDIFICE 1 FLOI
	SPORT EDIFICE 1 FLOI
	HOTEL AND SWIMMIN
	STREETS
	SIDEWALKS
	PEDESTRIAN STREET
	PUBLIC AREA
	PUBLIC AREA 1
	SPORTIVE AREA
	SPORTIVE AREA 1
	GREEN AREA
	SIDE BOUNDARY



### TREGUESIT TEKNIK

4.8Ha = 48139 m <sup>2</sup> = zone sportive
0.4Ha = 3902m <sup>2</sup> = ndertimit
0.3Ha = 2919m <sup>2</sup> = rruge
0.18Ha = 1798.5m <sup>2</sup> = trotuare
0.14Ha = 1385m <sup>2</sup> = shesheve publike
0.9 Ha = 8765 m <sup>2</sup> = gjelberimi
1 Ha = 9645 m <sup>2</sup> = rruge kembesore
1.7 Ha = 17875 m <sup>2</sup> = terren sportiv
0.18 Ha = 1795m <sup>2</sup> = parkimi

### TECNICAL INDICA

Sport area = 48139 m <sup>2</sup> = 4.8
Sport edifice = 3902 m <sup>2</sup> = 0.4 Ha
Streets = 2919 m <sup>2</sup> = 0.3 Ha
Sidewalks = 1798.5 m <sup>2</sup> = 0.18
Public area = 1385 m <sup>2</sup> = 0.14
Green area = 8765 m <sup>2</sup> = 0.9
Pedestrian streets = 9645 m <sup>2</sup> = 1
Sport field = 17875 m <sup>2</sup> = 1.7
Parking = 1795 m <sup>2</sup> = 0.18

Sports area is placed next to the park on the north side, extending the green to the hill of the university. Although it might be used as specified area, in terms of urban concept it is an integral part of the park and fulfill the functions of it, a concept which is enforced by its position adjacent to the park (north site) and the extension of the promenade linking them both.



pamje 1 (perspective view)



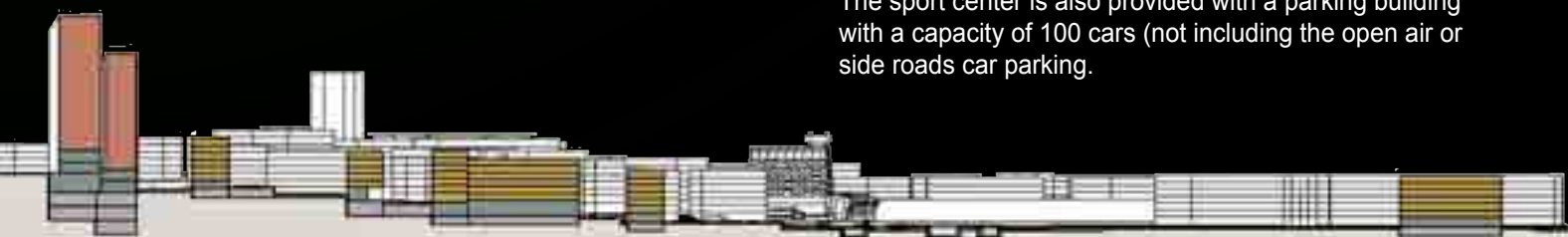
pamje 2 (perspective view)

The sport area occupies about 4.8 ha, providing space for both indoor and outdoor sport activities. The southwest part of this area is planned for small stadium with an Olympic size football field and racecourse of six lanes for professional training or regional related activities. The presence of stairs for visitors and fans allows this field to have a wider use, even in a city scale, where can be organized professional activities, or even championships of football and athletics, by integrating it into the sport chain of the city of Tirana and that of Kamza. As the plan proposes it, the stadium offers similar capacities as “Selman Stërmasi” stadium of Tirana, and better ones than the stadium of the city of Kamza. The use of it is ensured by the adequate accessibility offered by the roads that link it directly with the main road on the east (existing national road to the north) and the one on the west next to the river (planned)

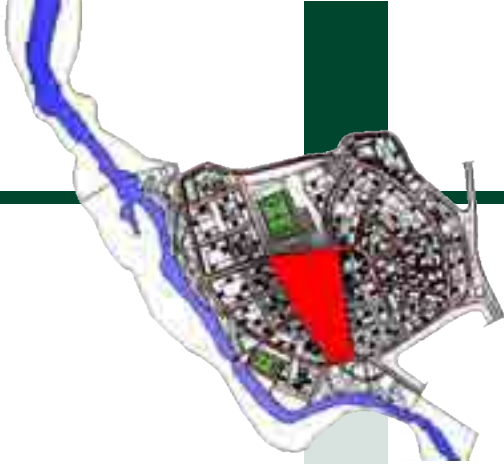
On the central axis of the sport area are planned about six open air hand play courts (Olympic size) for basketball, volleyball, tennis and mini soccer, for community, university and regional use.

On the east side of this area is placed the indoor sport center which covers an area of 4000 m<sup>2</sup>. The program of this building includes an indoor sports arena with Olympic size hand play court, a swimming pool center, including an Olympic swimming pool, various gym areas, health and beauty treatment center, as well as an hotel building.

The sport center is also provided with a parking building with a capacity of 100 cars (not including the open air or side roads car parking).



## PARK AREA



### LEGJENDA

GJELBERIM		GREEN AREA
GJELBERIM MASIV		GREEN AREA 1
RRUGE		STREETS
TROTUARE		SIDEWALKS
RRUGE KEMBESORESH 1		PEDESTRIAN STREETS 1
PASQYRA UJORE		FOUNTAIN
KUFIRI I PRONES		SIDE BOUNDARY

### LEGEND

	GREEN AREA
	GREEN AREA 1
	STREETS
	SIDEWALKS
	PEDESTRIAN STREETS 1
	FOUNTAIN
	SIDE BOUNDARY

### TREGUESIT TEKNIK

2.8Ha = 28124m <sup>2</sup> = parkut
0.22Ha = 2202m <sup>2</sup> = rruge
0.12Ha = 1249m <sup>2</sup> = trotuare
2 Ha = 19607 m <sup>2</sup> = gjelberimi
0.52 Ha = 5204 m <sup>2</sup> = rruge kembesore

### TECNICAL INDICA

Surface park = 28124 m <sup>2</sup> = 2.8 Ha
Surface streets = 2202 m <sup>2</sup> = 0.22 Ha
Surface sidewalks = 1249 m <sup>2</sup> = 0.12 Ha
Surface green area = 19607 m <sup>2</sup> = 2 Ha
Surface pedestrian streets = 5204 m <sup>2</sup> = 0.52 Ha

The park is placed on the south part of the green belt linking directly to the river of Tirana, turning the park from a stand-alone island into an integral part of the green infrastructure of the city (integral part of the river park of Tirana, providing it with the environmental amenities for those who are living in the site and in the region..

The park occupies an area of about 2.8 ha (almost the same as "Rinia Park" in the city center of Tirana. It is conceived as a total green area with trees and water ponds in it with an open view toward the river and the city of Tirana. The urban design of the park, in concept, leaves open free spaces with flexible use for promoting leisure and entertainment activities for all people of various social groups and different ages, who enjoy the landscape, open air activities, walking and jogging, and improve the environmental conditions of the site not only by planting trees. By providing water ponds serving as small lakes and fountains the park offers possibilities for people to sit and enjoy the water which might be enriched by introducing there kinds of birds to live there. On the other hand the park, also allows the organization of bigger scale events for the community and the region.



pamje 1 (perspective view)



pamje 2 (perspective view)



pamje 3 (perspective view)



pamje 4 (perspective view)

On the southwest part the park is conceived as a wide promenade where different part time events like open air markets, fairs exhibitions or other cultural and social activities might take place, ensuring thus, an intensive use of it.

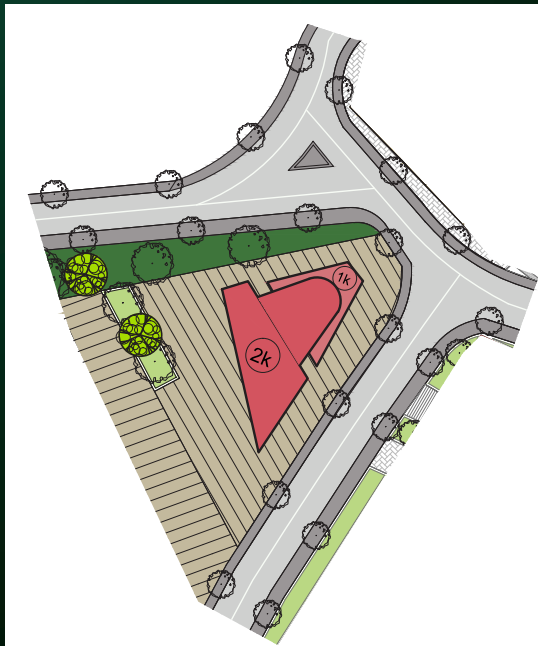
The form, the position, and the urban design of the park allow this area to establish symbiotic relationship with the built quarters on the southeast and northeast, facing it with shops, bars and restaurants, turning it from a lonely green area to a living green area





## RELIGIOUS AREA





#### LEGJENDA

<span style="display:inline-block; width:15px; height:10px; background-color:red; border:1px solid black;"></span>	GODINE KULTI 1 KAT
<span style="display:inline-block; width:15px; height:10px; background-color:red; border:1px solid black;"></span>	GODINE KULTI 2 KAT
<span style="display:inline-block; width:15px; height:10px; background-color:lightgray; border:1px solid black;"></span>	RRUGE
<span style="display:inline-block; width:15px; height:10px; background-color:gray; border:1px solid black;"></span>	TROTUAERE
<span style="display:inline-block; width:15px; height:10px; background-color:lightgray; border:1px solid black;"></span>	RRUGE KEMBERSORESH 1
<span style="display:inline-block; width:15px; height:10px; background-color:lightgray; border:1px solid black;"></span>	SHESHE BRENDIA BLOKUT TE BANIMIT
<span style="display:inline-block; width:15px; height:10px; background-color:lightgreen; border:1px solid black;"></span>	GJELBERIM

#### TREGUESIT TEKNIK

Sip. ndertimi	= 580 m <sup>2</sup>
Sip. e ndertuar totale	= 3100 m <sup>2</sup>
Sip. nen toke parkim	= 2000 m <sup>2</sup>
Sip. hapësirash publike	= 1425 m <sup>2</sup>
Sip. gjelberimi	= 485 m <sup>2</sup>

There is no city or center without a religious building. At the northern part of the central belt, above the sport area, the plan proposes building of religious building. Its position stands like a stand-alone island, in a high place, offering direct view from the park, the river and the national road. In the urban context it belongs to the green belt, positioned between the site and the university. The religious site occupies an area of 2500 m<sup>2</sup> providing a building of 500 m<sup>2</sup> building area and 1500 m<sup>2</sup> open area for religious practices for community and it is accessible by pedestrians and cars.

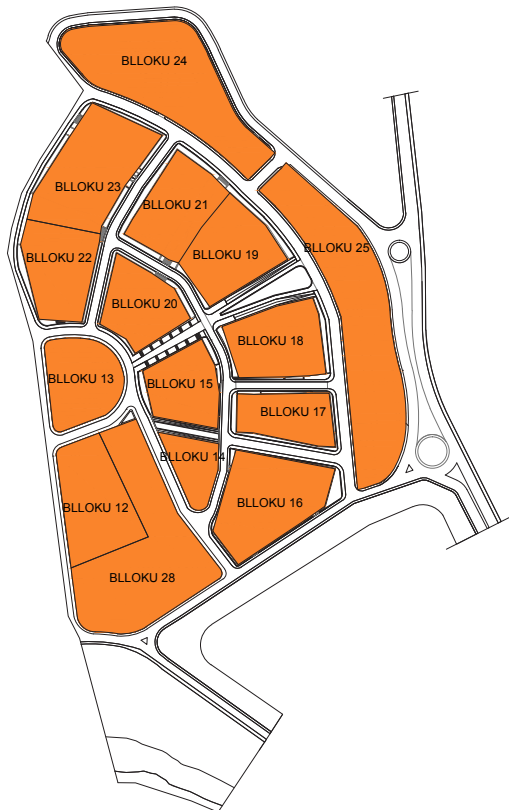


The northeast belt

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## TREGUESIT TEKNIK

Sip.sheshi totale = 135250 m2  
Sip.ndertimi totale = 44565 m2

Sip.e ndertuar totale = 389380 m2  
Sip.e ndertuar banimi = 187125 m2  
Sip.sherbimesh = 34435 m2  
Sip.nen toke parkim = 93360 m2  
Sip.e ndertuar mixuse = 47000 m2  
Sip.e ndertuar qender tregtare = 18700 m2  
Sip.e ndertuar kopesh-tcerdhe = 1750 m2  
Sip.e ndertuar shkolle = 3270 m2  
Sip.e ndertuar ekzistuese = 4145 m2

Sip.hapësirash publike = 32730 m2  
Sip.gjelberimi = 18250 m2

## TECNICAL INDICATORS

Surf. area 2 = 135250 m2  
Surf.construction area = 44565 m2

Surf.construted area = 389380 m2  
Surf.construted habitating area = 187125 m2  
Surf.services area = 34435 m2  
Surf. construted parking area = 93360 m2  
Surf. mix-use = 47000 m2  
Surf. comertial center = 18700 m2  
Surf. kindergarden area = 1750 m2  
Surf. school area = 3270 m2

Surf.open space = 32730 m2  
Surf.green area = 18250 m2

## RESIDENTIAL Nr.1



Covering an area of 18000 m<sup>2</sup> (1.8 ha) this residential area is organized of four residential blocks (7 floors) placed on the periphery of the site creating an inner public pedestrian court in the middle. Surrounded by the inner roads it has a full accessibility for cars and pedestrians.

The public space in the middle creates places for green areas, leisure and play for the community. Following the slopy terrain it comes in the form of different levels corresponding the buildings creating thus even more private and identified courts, in the whole inner public space, for the residents.

The ground floors are used for shops opened to the streets whereas the underground floor is used for parking with direct entrance from the roads. The pavements are divided from the roads with green belts and trees.



### LEGJENDA

GODINE 7 KATE		EDIFICE 7 FLOORS
GODINA 6 KATE		EDIFICE 6 FLOORS
RRUGE		STREETS
TROTUARE		SIDEWALKS
RRUGE KEMBESORESH		PEDESTRIAN STREETS
RRUGE KEMBESORESH 1		PEDESTRIAN STREETS 1
SHESHE BRENDA BLOKUT TE BANIMIT		PUBLIC AREA
SHESHE BRENDA BLOKUT TE BANIMIT		PUBLIC AREA 1
GJELBERIM		GREEN AREA
KUFIRI I PRONES		SIDE BOUNDARY

### LEGEND

### TREGUESIT TEKNIK

1.7Ha = 17780m <sup>2</sup> = bllokut1
0.77Ha = 7712m <sup>2</sup> = nderimit
0.2Ha = 2348m <sup>2</sup> = rruge
0.14Ha = 1386m <sup>2</sup> = trotuare
0.4Ha = 4482.5m <sup>2</sup> = shesheve publike
0.2 Ha = 2888 m <sup>2</sup> = gjelberimi

### TECNICAL INDICATORS

Surf. habitating nr.1 = 17780m <sup>2</sup> = 1.7Ha
Surf. edifice = 7712m <sup>2</sup> = 0.77Ha
Surf. streets = 2348m <sup>2</sup> = 0.2Ha
Surf. sidewalks = 1386m <sup>2</sup> = 0.1Ha
Surf. public area = 4482.5m <sup>2</sup> = 0.4Ha
Surf. green area = 2888m <sup>2</sup> = 0.3Ha



pamje 1 (perspective view)



pamje 2 (perspective view)



pamje 3 (perspective view)



pamje 4 (perspective view)

*The construction program provides a total built surface 49500 m<sup>2</sup> which includes 34000 m<sup>2</sup> residential (350 apt), 5600 m<sup>2</sup> shops, 9400 parking and 8400 open public space.*



## RESIDENTIAL Nr.2



### LEGJENDA

GODINE 7 KATE		EDIFICE 7 FLOORS
GODINA 6 KATE		EDIFICE 6 FLOORS
RRUGE		STREETS
TROTUARE		SIDEWALKS
RRUGE KEMBESORESH		PEDESTRIAN STREETS
RRUGE KEMBESORESH 1		PEDESTRIAN STREETS 1
SHESHE BRENDA BLOKUT TE BANIMIT		PUBLIC AREA
SHESHE BRENDA BLOKUT TE BANIMIT		PUBLIC AREA 1
GJELBERIM		GREEN AREA
KUFIRI I PRONES		SIDE BOUNDARY

### LEGEND



This block is positioned on the north side of the shopping pedestrian street, covering an area of 22000 m<sup>2</sup> (2.2 ha). It is organized of two residential blocks divided by an inner road. The buildings follow the site border line living the inner space for public use.

### TREGUESIT TEKNIK

1.7Ha = 17780m <sup>2</sup> = bllokut1
0.77Ha = 7712m <sup>2</sup> = nderimit
0.2Ha = 2348m <sup>2</sup> = rruge
0.14Ha = 1386m <sup>2</sup> = trotuare
0.4Ha = 4482.5m <sup>2</sup> = shesheve publike
0.2 Ha = 2888 m <sup>2</sup> = gjelberimi

### TECNICAL INDICATORS

Surf. habitating nr.1 = 17780m <sup>2</sup> = 1.7Ha
Surf. edifice = 7712m <sup>2</sup> = 0.77Ha
Surf. streets = 2348m <sup>2</sup> = 0.2Ha
Surf. sidewalks = 1386m <sup>2</sup> = 0.1Ha
Surf. public area = 4482.5m <sup>2</sup> = 0.4Ha
Surf. green area = 2888m <sup>2</sup> = 0.3Ha



pamje 1 (perspective view)

Both blocks are surrounded on three sides by the roads providing accessibility for cars and pedestrians.

The buildings (7 floors) are planned as apartment blocks, leaving the ground floor for shops, facing the roads and the underground floor for parking area. The pavements are divided from the roads with green belts and trees.

The south side buildings, facing the pedestrian shopping street, are planned as mix use building where the first three floors are used for shopping, and offices.

The public space in the middle form the inner courts for the residential community. They offer both hard and soft landscape, providing places for green areas, leisure and play for the community. Following the sloppy terrain it comes in the form of different levels creating thus even more private and identified courts, in the whole inner public space, for the residents.



pamje 2 (perspective view)

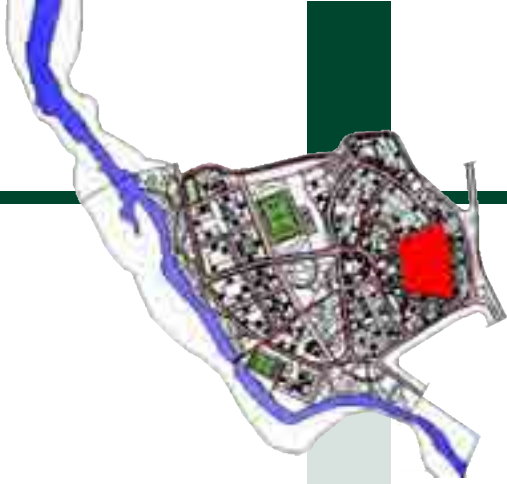


pamje 3 (perspective view)

*The construction program provides a total built surface 49500 m<sup>2</sup> which includes 34000 m<sup>2</sup> residential (350 apt), 5600 m<sup>2</sup> shops, 9400 parking and 8400 open public space.*













## RESIDENTIAL Nr.3



### LEGJENDA

### LEGEND

GODINE 7 KATE		EDIFICE 7 FLOORS
GODINA 6 KATE		EDIFICE 6 FLOORS
RRUGE		STREETS
TROTUARE		SIDEWALKS
RRUGE KEMBESORESH		PEDESTRIAN STREETS
RRUGE KEMBESORESH 1		PEDESTRIAN STREETS 1
SHESHE BRENDA BLOKUT TE BANIMIT		PUBLIC AREA
SHESHE BRENDA BLOKUT TE BANIMIT		PUBLIC AREA 1
GJELBERIM		GREEN AREA
KUFIRI I PRONES		SIDE BOUNDARY

### TREGUESIT TEKNIK

1.7Ha = 17780m<sup>2</sup> = bllokut1  
 0.77Ha = 7712m<sup>2</sup> = nderimit  
 0.2Ha = 2348m<sup>2</sup> = rruge  
 0.14Ha = 1386m<sup>2</sup> = trotuare  
 0.4Ha = 4482.5m<sup>2</sup> = shesheve publike  
 0.2 Ha = 2888 m<sup>2</sup> = gjelberimi

### TECNICAL INDICATORS

Surf. habitating nr.1 = 17780m<sup>2</sup> = 1.7Ha  
 Surf. edifice = 7712m<sup>2</sup> = 0.77Ha  
 Surf. streets = 2348m<sup>2</sup> = 0.2Ha  
 Surf. sidewalks = 1386m<sup>2</sup> = 0.1Ha  
 Surf. public area = 4482.5m<sup>2</sup> = 0.4Ha  
 Surf. green area = 2888m<sup>2</sup> = 0.3Ha

This block is positioned on the south side of the shopping pedestrian street, covering an area of 15000 m<sup>2</sup> (1.5 ha). It is organized of two residential blocks where the buildings follow the site border lines leaving the inner space for public use, divided by pedestrian street, forming thus two courts for residential community. Both blocks are surrounded on three sides by the roads providing accessibility for cars and pedestrians.

The buildings (6-7 floors) are planned as apartment blocks. The ground floor is planned for shops open to the wide pavements divided by the green belt and trees with the car roads. The underground floor is for parking area.

The north side buildings, facing the pedestrian shopping street, are planned as mix use building where the first three floors are used for shopping, and offices.

The public space in the middle form two inner courts connected with each other of two different urban characters (one half closed and the other open) for the residential community. They offer both hard and soft landscape, providing places for green areas, leisure and play for the community. Following the slopy terrain it comes in the form of different levels making it more dynamic and more private where different groups can find their own place.

*The construction program provides a total built surface 41500 m<sup>2</sup> which includes 28000 m<sup>2</sup> residential (300 apt), 4900 m<sup>2</sup> shops, 8300 m<sup>2</sup> parking and 4400 m<sup>2</sup> open public space.*



pamje 1 (perspective view)



pamje 2 (perspective view)













## RESIDENTIAL Nr.4



### LEGJENDA

### LEGEND

GODINE 7 KATE		EDIFICE 7 FLOORS
GODINA 6 KATE		EDIFICE 6 FLOORS
RRUGE		STREETS
TROTUARE		SIDEWALKS
RRUGE KEMBESORESH		PEDESTRIAN STREETS
RRUGE KEMBESORESH 1		PEDESTRIAN STREETS 1
SHESHE BRENDA BLOKUT TE BANIMIT		PUBLIC AREA
SHESHE BRENDA BLOKUT TE BANIMIT		PUBLIC AREA 1
GJELBERIM		GREEN AREA
KUFIRI I PRONES		SIDE BOUNDARY



### TREGUESIT TEKNIK

1.7Ha = 17780m<sup>2</sup> = bllokut1  
 0.77Ha = 7712m<sup>2</sup> = nderimit  
 0.2Ha = 2348m<sup>2</sup> = rruge  
 0.14Ha = 1386m<sup>2</sup> = trotuare  
 0.4Ha = 4482.5m<sup>2</sup> = shesheve publike  
 0.2 Ha = 2888 m<sup>2</sup> = gjelberimi

### TECNICAL INDICATORS

Surf. habitating nr.1 = 17780m<sup>2</sup> = 1.7Ha  
 Surf. edifice = 7712m<sup>2</sup> = 0.77Ha  
 Surf. streets = 2348m<sup>2</sup> = 0.2Ha  
 Surf. sidewalks = 1386m<sup>2</sup> = 0.1Ha  
 Surf. public area = 4482.5m<sup>2</sup> = 0.4Ha  
 Surf. green area = 2888m<sup>2</sup> = 0.3Ha



This block is positioned on the southeast side of the shopping pedestrian street, covering an area of 19000 m<sup>2</sup> (1.9 ha). It is organized of three residential blocks divided by a road on the east side and a pedestrian green street on the south. The buildings follow the site border lines leaving the inner space for public use. The form of these spaces is very dynamic and each of them has its own urban identity. Surrounded by roads they are provided with full accessibility for cars and pedestrians.

The buildings (6-7 floors) are planned as apartment blocks. The ground floor is planned for shops open to the wide pavements divided by the green belt and trees with the car roads. The underground floor is for parking area.

The north side building, facing the pedestrian shopping street, is planned as mix use building where the first three floors are used for shopping, and offices.

*The construction program provides a total built surface 59500 m<sup>2</sup> which includes 39000 m<sup>2</sup> residential (420 apt), 7500 m<sup>2</sup> shops, 13000 m<sup>2</sup> parking and 6500m<sup>2</sup> open public space.*



pamje 1 (perspective view)



pamje 2 (perspective view)



pamje 3 (perspective view)



## RESIDENTIAL Nr.5



### LEGJENDA

### LEGEND

GODINE 7 KATE		EDIFICE 7 FLOORS
GODINA 6 KATE		EDIFICE 6 FLOORS
GODINE SHKOLLE 1-3 KATE		SCHOOL 1-3 FLOORS
GODINE KOPESHI 1-2 KATE		KINDERGARDEN 1-2 FLOORS
GODINA EKZISTUESE 3 KATE		EXISTING BUILDING 3 FLOORS
RRUGE		STREETS
TROTUARE		SIDEWALKS
RRUGE KEMBESORESH		PEDESTRIAN STREETS
RRUGE KEMBESORESH 1		PEDESTRIAN STREETS 1
SHESHE BRENDA BLOKUT TE BANIMIT		PUBLIC AREA
SHESHE BRENDA BLOKUT TE BANIMIT		PUBLIC AREA 1
GJELBERIM		GREEN AREA
KUFIRI I PRONES		SIDE BOUNDARY

### TREGUESIT TEKNIK

### TECHNICAL INDICATORS

2.1Ha = 21767m <sup>2</sup> = bllokut 6	Surf	habitating nr.6 = 21767 m <sup>2</sup> = 2.1 Ha
0.5Ha = 5745m <sup>2</sup> = nderlimit	Surf	edifice = 5745 m <sup>2</sup> = 0.5 Ha
0.24Ha = 2440m <sup>2</sup> = rruge	Surf	streets = 2440 m <sup>2</sup> = 0.24 Ha
0.15Ha = 1545m <sup>2</sup> = trotuare	Surf	sidewalks = 1545 m <sup>2</sup> = 0.15 Ha
0.7Ha = 6723m <sup>2</sup> = shesheve publike	Surf	public area = 6723 m <sup>2</sup> = 0.7 Ha
0.3 Ha = 3054 m <sup>2</sup> = gjelberimi	Surf	green area = 3054 m <sup>2</sup> = 0.3 Ha
0.2 Ha = 1821 m <sup>2</sup> = rruge kembesore	Surf	pedestrian streets = 1821m <sup>2</sup> = 0.2 Ha

## SCHOOL Nr.1 (elementary 9-years school)



pamje 1 (perspective view)



pamje 2 (perspective view)

This block is situated next to the park on the northeast side covering an area of 21000 m<sup>2</sup> (2.1 ha). It is organized of two urban blocks, the social block where are the existing building of the university and the residential block.

The existing block covers an area of 14000 m<sup>2</sup> and is planned to be revitalized by best using the land. The existing university building will be reconstructed and as well a new school and a new kindergarten are planned to be built.

The new residential block covers an area of 7000 m<sup>2</sup> the urban structure of the buildings follow the site border lines leaving the inner space for public use.

The whole area is conceived as a pedestrian square.

Surrounded by roads this area and each block are provided with full accessibility for cars and pedestrians.

The residential buildings (6-7 floors) are planned as apartment blocks, which might be used, partially, even for the university needs. The ground floor facing the main street is planned for shops open to the wide pavements divided by the green belt and trees with the car roads. The underground floor is for parking area.

*The construction program provides a total new built surface 23500 m<sup>2</sup> which includes 15000 m<sup>2</sup> residential, 2700 m<sup>2</sup> shops, 48000 m<sup>2</sup> parking and creating an integrated pedestrian area of 11500m<sup>2</sup> open public space.*















## RESIDENTIAL Nr.6



### LEGJENDA

### LEGEND

GODINA 15 KATE		EDIFICE 15 FLOORS
GODINE 7 KATE		EDIFICE 7 FLOORS
GODINA 6 KATE		EDIFICE 6 FLOORS
GODINE 2 KATE		EDIFICE 2 FLOORS
RRUGE		STREETS
TROTUARE		SIDEWALKS
RRUGE KEMBESORESH		PEDESTRIAN STREETS
RRUGE KEMBESORESH 1		PEDESTRIAN STREETS 1
SHESHE BRENDA BLOKUT TE BANIMIT		PUBLIC AREA
SHESHE BRENDA BLOKUT TE BANIMIT		PUBLIC AREA 1
GJELBERIM		GREEN AREA
KUFIRI I PRONES		SIDE BOUNDARY

### TREGUESIT TEKNIK

1.5Ha = 14923m <sup>2</sup> = bllokut 7
0.45Ha = 4573m <sup>2</sup> = ndertimit
0.08Ha = 794m <sup>2</sup> = shkalllesh
0.2Ha = 2149m <sup>2</sup> = rruge
0.1Ha = 1030m <sup>2</sup> = trotuare
0.35Ha = 3499m <sup>2</sup> = shesheve publike
0.25 Ha = 2480 m <sup>2</sup> = gjelberimi

### TECNICAL INDICAT

Surf. habitating nr.7 = 14923 m <sup>2</sup> = 1
Surf. edifice = 4573 m <sup>2</sup> = 0.45 Ha
Surf. stairs = 794 m <sup>2</sup> = 0.08 Ha
Surf. streets = 2149 m <sup>2</sup> = 0.2 Ha
Surf. sidewalks = 1030 m <sup>2</sup> = 0.1 Ha
Surf. public area = 3499 m <sup>2</sup> = 0.35 Ha
Surf. green area = 2480 m <sup>2</sup> = 0.25 Ha

Positioned next to university campus on the north and the mixed use center on the south this block covers an area of 15000 m<sup>2</sup> (1.5 ha). It is organized of two residential blocks ending up with a 15 story mixed use tower. The main pedestrian area is conceived as a public space for the residents and the students and its public character gives this area a special identity and a more dynamic use creating the possibilities to turn it to a small center for the students' life.

The buildings (6-7) floors and the tower are planned as apartment blocks living the ground and the first floors for shops, restaurants, bars, offices and services.

The parking is organized on the underground level.

On the south there is a small green area facing the social and cultural center creating a public space and integrating the tower to the center.



pamje 1 (perspective view)



pamje 2 (perspective view)



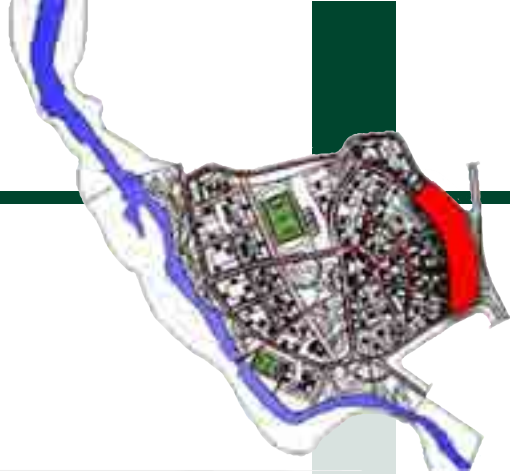
pamje 3 (perspective view)



pamje 4 (perspective view)

*The construction program provides a total new built surface 32000 m2 which includes 18000 m2 residential, 5000 m2 shops, 9000 m2 parking and creating an integrated pedestrian, green and public area of 8000m2.*





## MIX USE AREA (the Center)

Situated right in the middle of the northeast block the central area is conceived as mix use area composed by three urban nodes, the towers and market center, the pedestrian shopping street and the plaza forming the central linear axis toward the park



### LEGJENDA

### LEGEND

GODINA 17-20-25 KATE		EDIFICE 17-20-25 FLOOF
GODINA 6 KATE		EDIFICE 6 FLOORS
GODINE 2 KATE		EDIFICE 2 FLOORS
RRUGE		STREETS
TROTUARE		SIDEWALKS
SHESHE BRENDIA BLOKUT TE BANIMIT		PUBLIC AREA 1
SHESHE		PUBLIC AREA 2
GJELBERIM		GREEN AREA
PASQYRA UJORE		FOUNTAIN
KUFIRI I PRONES		SIDE BOUNDARY

### TREGUESIT TEKNIK

### TECNICAL INDICAT

1.8Ha = 17859m <sup>2</sup> = bllokut 8	Surf. Habitating nr.8 = 17859 m <sup>2</sup> =
0.6Ha = 5734.5m <sup>2</sup> = ndertimit	Surf. Edifice = 5734.5 m <sup>2</sup> = 0.6 Ha
0.4Ha = 3827.5m <sup>2</sup> = rruge	Surf. Streets = 3827.5 m <sup>2</sup> = 0.4 Ha
0.24Ha = 2428m <sup>2</sup> = trotuare	Surf. Sidewalks = 2428 m <sup>2</sup> = 0.24 H
0.36Ha = 3640.5m <sup>2</sup> = shesheve publike	Surf. Public area = 3640.5 m <sup>2</sup> = 0.:
0.19 Ha = 1856 m <sup>2</sup> = gjelberimi	Surf. Green area = 1856 m <sup>2</sup> = 0.19

pamje 1 (perspective view)



pamje 2 (perspective view)



The mix use center occupies an area of 18000 m<sup>2</sup> (1.8 ha) and is placed at the highest point of the hill next to the main national road. This block is the most significant and the landmark of the whole site, and can be seen even from the city of Tirana.

Its program includes two high-rise mix use buildings (20-25 stories), a hotel tower (17 stories), a market center (4 stories) and a social and cultural center, with covered built area of 6500 m<sup>2</sup> and a total built surface of 95000 m<sup>2</sup>. Two towers stand in the middle forming a plaza with tree levels between them which serves as a belvedere. With a total built surface of 35000 m<sup>2</sup> the towers are planned as mixed use buildings providing space mainly for offices.

Next to the north tower is the social and cultural center with 4000 m<sup>2</sup> built surface which is opened to a small park to the north, providing a cinema center, a library, and spaces for social and cultural activities for different groups and ages.

The south tower is extended by the market center (19000 m<sup>2</sup> built surface) providing space for shops organized in four floors, ending up to the south side with the hotel tower (8000 m<sup>2</sup> built surface) and a public square.

The area is surrounded by the roads which allow full accessibility from all sides to the center and to the underground parking area with a capacity of 800-1000 cars.



pamje 4 (perspective view)



















## PEDESTRIAN SHOPPING STREET (the Center)



### LEGJENDA

### LEGEND

GODINE 7 KATE		EDIFICE 7 FLOORS
GODINA 6 KATE		EDIFICE 6 FLOORS
RRUGE		STREETS
TROTUARE		SIDEWALKS
RRUGE KEMBESORESH		PEDESTRIAN STREETS
RRUGE KEMBESORESH 1		PEDESTRIAN STREETS 1
SHESHE BRENDIA BLOKUT TE BANIMIT		PUBLIC AREA
SHESHE BRENDIA BLOKUT TE BANIMIT		PUBLIC AREA 1
GJELBERIM		GREEN AREA
KUFIRI I PRONES		SIDE BOUNDARY



pamje 1 (perspective view)



pamje 2 (perspective view)

Linking the mixed use center with plaza the shopping street is a very attractive standalone pedestrian urban island presenting another way of shopping from the market center. The street allows the use for bars, restaurants, walking, leisure, meetings etc., becoming thus a landmark for the whole area. The presence of the roads on both sides-east and west- provide the adequate accessibility. The shopping street is organized into two section differing two different urban shapes of the same character, creating different social lives.



pamje 3 (perspective view)





pamje 4 (perspective view)














pamje 5 (perspective view)












## PLAZA (the Center)



### LEGJENDA

GODINE 7 KATE		EDIFICE 7 FLOORS
GODINA 6 KATE		EDIFICE 6 FLOORS
RRUGE		STREETS
TROTUAIRE		SIDEWALKS
RRUGE KEMBESORESH		PEDESTRIAN STREETS
RRUGE KEMBESORESH 1		PEDESTRIAN STREETS 1
SHESHE BRENDA BLOKUT TE BANIMIT		PUBLIC AREA
SHESHE BRENDA BLOKUT TE BANIMIT		PUBLIC AREA 1
GJELBERIM		GREEN AREA
PASQYRA UJORE		FOUNTAIN
KUFIRI I PRONES		SIDE BOUNDARY

### LEGEND

GODINE 7 KATE		EDIFICE 7 FLOORS
GODINA 6 KATE		EDIFICE 6 FLOORS
RRUGE		STREETS
TROTUAIRE		SIDEWALKS
RRUGE KEMBESORESH		PEDESTRIAN STREETS
RRUGE KEMBESORESH 1		PEDESTRIAN STREETS 1
SHESHE BRENDA BLOKUT TE BANIMIT		PUBLIC AREA
SHESHE BRENDA BLOKUT TE BANIMIT		PUBLIC AREA 1
GJELBERIM		GREEN AREA
PASQYRA UJORE		FOUNTAIN
KUFIRI I PRONES		SIDE BOUNDARY



### TREGUESIT TEKNIK

0.6Ha = 6508.5m <sup>2</sup> = bllokut 5
0.15Ha = 1583m <sup>2</sup> = ndertimit
0.1Ha = 1153m <sup>2</sup> = rruge
0.15Ha = 1545m <sup>2</sup> = trotuare
0.2Ha = 2100.5m <sup>2</sup> = shesheve publike
0.04Ha = 470 m <sup>2</sup> = gjelberimi

### TECNICAL INDICATORS

Surf. habitating nr.5 = 6508.5 m <sup>2</sup> = 0.6 Ha
Surf. edifice = 1583 m <sup>2</sup> = 0.15 Ha
Surf. streets = 1153 m <sup>2</sup> = 0.1 Ha
Surf. sidewalks = 1545 m <sup>2</sup> = 0.15 Ha
Surf. public area = 2100.5 m <sup>2</sup> = 0.2 Ha
Surf. green area = 470 m <sup>2</sup> = 0.04 Ha

Covering an area of 6000 m<sup>2</sup>, the plaza area, with the half circle shape, is what is needed to present the center to the park. This is a mixed used area where converge all the blocks. The buildings form an urban block (6-7 floors) which allows the road axis to penetrate visually and the pedestrians to enjoy it.

The plaza itself is the main square of the center of the site becoming one of the most important urban landmarks.

It is surrounded by the roads providing full accessibility and the parking one the underground levels ensure the best use for the buildings and the square.

*The construction program provides a total built surface 15000 m<sup>2</sup> which includes 3500 m<sup>2</sup> residential, 5500 m<sup>2</sup> offices, 1500 m<sup>2</sup> shops, 4500 m<sup>2</sup> parking and creating an integrated pedestrian area of 11500m<sup>2</sup> open public space.*



pamje 1 (perspective view)



pamje 2 (perspective view)



## The southwest belt

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## TREGUESIT TEKNIK

Sip.sheshi totale	= 94300 m2
Sip.ndertimi totale	= 29340 m2
Sip.e ndertuar totale	= 196000 m2
Sip.e ndertuar banimi	= 119590 m2
Sip.e ambj.ekonomike	= 6170 m2
Sip.sherbimesh	= 33200 m2
Sip.nen toke parkim	= 27960 m2
Sip.e ndertuar shkolle	= 8380 m2
Sip.e kopesht-cerdhe	= 500 m2
Sip.hapesirash publike	= 17860 m2
Sip.gjelberimi	= 16460 m2
Sip.terrene sportive	= 7750 m2

## TECNICAL INDICATORS












Surf. area 2	= 94300 m2
Surf.constrution area	=29340 m2
Surf.construted area	= 196000 m2
Surf.construted habitating area	= 119590 m2
Surf. economic area	= 6170 m2
Surf.services area	= 33200 m2
Surf. construted parking area	= 27960 m2
Surf. school area	= 8380 m2
Surf. kindergarden area	= 500 m2
Surf.open space	= 17860 m2
Surf.green area	= 16460 m2
Surf.sports field	= 7750 m2

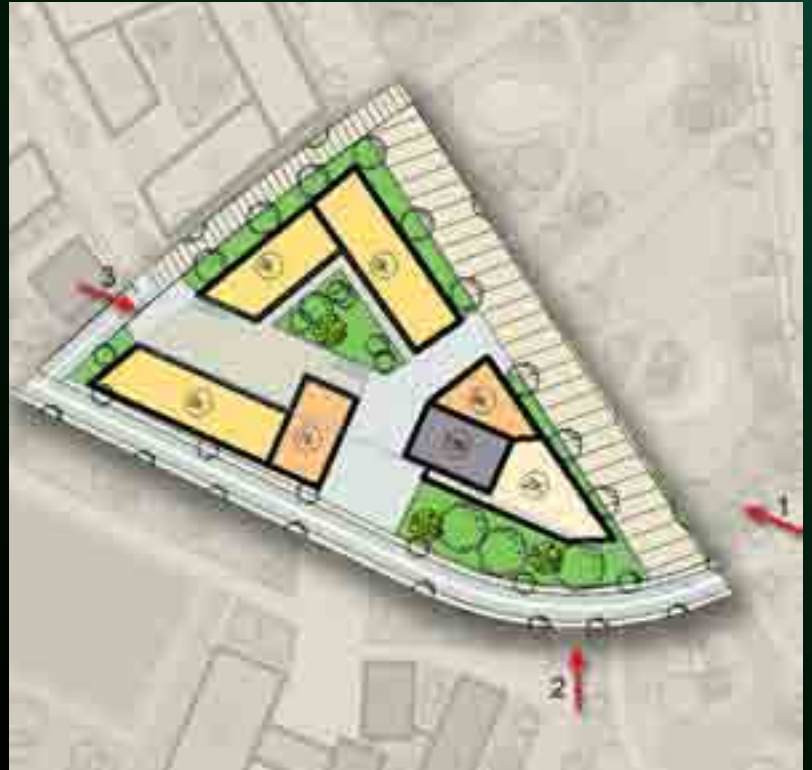
## RESIDENTIAL Nr.8



### LEGJENDA

### LEGEND

GODINA 15 KATE		EDIFICE 15 FLOORS
GODINE 9 KATE		EDIFICE 9 FLOORS
GODINE 7 KATE		EDIFICE 7 FLOORS
GODINA 6 KATE		EDIFICE 6 FLOORS
GODINE 2 KATE		EDIFICE 2 FLOORS
RRUGE		STREETS
TROTUARE		SIDEWALKS
RRUGE KEMBESORESH 1		PEDESTRIAN STREETS 1
SHESHE BRENDA BLOKUT TE BANIMIT		PUBLIC AREA
SHESHE BRENDA BLOKUT TE BANIMIT		PUBLIC AREA 1
GJELBERIM		GREEN AREA
KUFIRI I PRONES		SIDE BOUNDARY



### TREGUESIT TEKNIK

### TECNICAL INDICAT

1.1Ha = 11172m <sup>2</sup> = bllokut 11	Surf	habitating nr.11 = 11172 m <sup>2</sup> =
0.36Ha = 3610m <sup>2</sup> = ndertimit	Surf	edifice = 3610 m <sup>2</sup> = 0.36 Ha
0.06Ha = 644m <sup>2</sup> = rruge	Surf	streets = 644 m <sup>2</sup> = 0.06 Ha
0.04 Ha = 362.5m <sup>2</sup> = trotuare	Surf	sidewalks = 362.5 m <sup>2</sup> = 0.04 Ha
0.24Ha = 2456m <sup>2</sup> = shesheve publike	Surf	public area = 2456 m <sup>2</sup> = 0.24
0.2 Ha = 2077 m <sup>2</sup> = gjelberimi	Surf	green area = 2077 m <sup>2</sup> = 0.2 Ha
0.16 Ha = 1580.5 m <sup>2</sup> = rruge kembesore	Surf	pedestrian streets = 1580.5 m <sup>2</sup>

*The construction program provides a total built surface 30000 m<sup>2</sup> which includes 11000 m<sup>2</sup> residential (120 apt), 9800 m<sup>2</sup> offices and mix use, 3200 m<sup>2</sup> shops, 5800 m<sup>2</sup> parking and 4500m<sup>2</sup> open public space.*



pamje 1 (perspective view)



pamje 2 (perspective view)

Situated on the southern part of the south west belt, surrounded by green of the central park and the river park this block covers an area of 11000 m<sup>2</sup> (1.1 ha). Its urban form, dominated by a 15 floors mixed use tower turns it a small center for south west zone.

It is organized of two blocks (mixed use and residential) divided by a pedestrian street. The residential block (6-7 floors) – on the north- is formed by two buildings creating an elevated public space. The ground level is used for shops and parking.

The tower, used for residential and offices, provides a two floors market center.

The main road on the south ensures full accessibility for cars and pedestrians for the tower and the residential, providing direct access to the parking area without disturbing the pedestrians, while shops on the ground floor mainly face the pedestrian promenade adjacent to the central park.



pamje 3 (perspective view)













## RESIDENTIAL Nr.9



### LEGJENDA

### LEGEND

GODINE 7 KATE		EDIFICE 7 FLOORS
GODINA 6 KATE		EDIFICE 6 FLOORS
GODINE KOPESHT 1-2 KATE		KINDERGARDEN 1-2 FL.
RRUGE		STREETS
TROTUARE		SIDEWALKS
RRUGE KEMBSORESH 1		PEDESTRIAN STREETS
SHESHE BRENDA BLOKUT TE BANIMIT		PUBLIC AREA
SHESHE BRENDA BLOKUT TE BANIMIT		PUBLIC AREA 1
GJELBERIM		GREEN AREA
KUFIRI I PRONES		SIDE BOUNDARY

### TREGUESIT TEKNIK

### TECNICAL INDICA'

3Ha = 30381.5m <sup>2</sup> = bllokut 9	Surf	habitating nr.9 = 30381.5 m
1Ha = 10802m <sup>2</sup> = ndertimit	Surf	edifice = 10802 m <sup>2</sup> = 1Ha
0.14Ha = 1412m <sup>2</sup> = rruge	Surf	streets = 1412 m <sup>2</sup> = 0.14 Ha
0.08Ha = 866.5m <sup>2</sup> = trotuare	Surf	sidewalks = 866.5 m <sup>2</sup> = 0.08
0.43Ha = 4299m <sup>2</sup> = shesheve publike	Surf	public area = 4299 m <sup>2</sup> = 0.4
0.46 Ha = 4610.5 m <sup>2</sup> = gjelberimi	Surf	green area = 4610.5 m <sup>2</sup> = 0
0.44 Ha = 4422 m <sup>2</sup> = rruge kembesore	Surf	pedestrian streets = 4422 n

This block cover an area of 30000 (3 ha) m2 and situated between the central park (the promenade) and the Tirana river park. It is made of 4 residential blocks and a kindergarten divided by an inner road and pedestrian paths. The buildings follow the site border line living the inner space for public use. The buildings (6-7 floors) are planned as apartment blocks, leaving the ground floor for shops, small enterprises and parking. The pavements are divided from the roads with green belts and trees. The public spaces are organized as community open spaces inside the residential blocks and as pedestrian streets between them. They offer both hard and soft landscape, providing places for green areas, leisure and play for the community.



pamje 1 (perspective view)

*The construction program provides a total built surface 76000 m<sup>2</sup> which includes 53000 m<sup>2</sup> residential (550 apt), 10500 m<sup>2</sup> shops and small enterprises, 500 m<sup>2</sup> kindergarten, 12000m<sup>2</sup> parking and 11000 open public and green space.*



pamje 2 (perspective view)



## RESIDENTIAL Nr.10



### LEGJENDA

### LEGEND

GODINE 7 KATE		EDIFICE 7 FLOORS
GODINA 6 KATE		EDIFICE 6 FLOORS
GODINE KOPESH T 1-2 KATE		KINDERGARDEN 1-2 FLC
RRUGE		STREETS
TROTUARE		SIDEWALKS
RRUGE KEMBESORESH 1		PEDESTRIAN STREETS 1
SHESHE BRENDA BLOKUT TE BANIMIT		PUBLIC AREA
SHESHE BRENDA BLOKUT TE BANIMIT		PUBLIC AREA 1
GJELBERIM		GREEN AREA
KUFIRI I PRONES		SIDE BOUNDARY

### TREGUESIT TEKNIK

### TECNICAL INDICAT

2.74Ha = 27440m <sup>2</sup> = bllokut 10	habitating nr.10 = 27440 m <sup>2</sup> :
1Ha = 10048m <sup>2</sup> = ndertimit	edifice = 10048 m <sup>2</sup> = 1 Ha
0.37Ha = 3729.5m <sup>2</sup> = rruge	streets = 3729.5 m <sup>2</sup> = 0.37 H
0.15Ha = 1464m <sup>2</sup> = trotuare	sidewalks=1464 m <sup>2</sup> = 0.15 H
0.33Ha = 3374.5m <sup>2</sup> = shesheve publike	public area = 3374.5 m <sup>2</sup> = 0.3
0.44 Ha = 4409.5 m <sup>2</sup> = gjelberimi	green area = 4409.5 m <sup>2</sup> = 0.4
0.35 Ha = 3521 m <sup>2</sup> = rruge kembesore	pedestrian streets = 3521 m <sup>2</sup>

Covering an area of 27000 (2.7 ha) m<sup>2</sup> and situated between the central park (the promenade) and the Tirana river park, this block is formed by 4 separate residential buildings and a kindergarten divided into two parts by an inner road (the north east side and the southwest side). The buildings create a kind of closed residential blocks with a public open space in the middle.

The buildings (6-7 floors) are planned as apartment blocks. The northeast buildings, facing the promenade, leave the ground floor for shops, and parking, proposing an elevated inner community space accessible by stairs and ramps, creating thus a more dynamic landscape and more private open courts for residents. The southeast buildings present another type of urban form by using the ground floor for mainly small enterprises which is enhanced by the existence of the main road. The pavements are divided from the roads with green belts and trees.

The public spaces are organized as community open spaces inside the residential blocks and as pedestrian streets between them. They offer both hard and soft landscape, providing places for green areas, leisure and play for the community.



pamje 1 (perspective view)

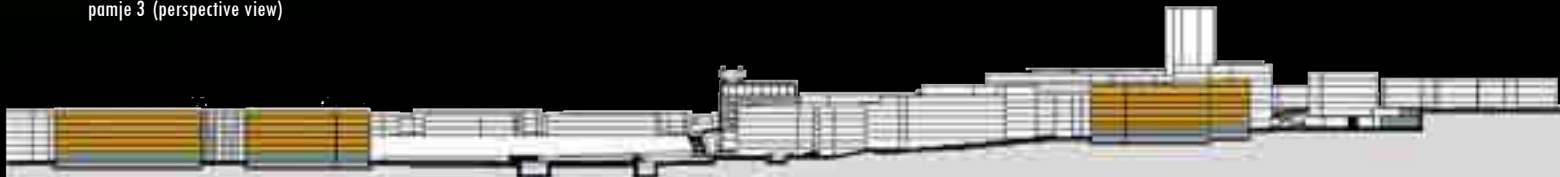


pamje 2 (perspective view)

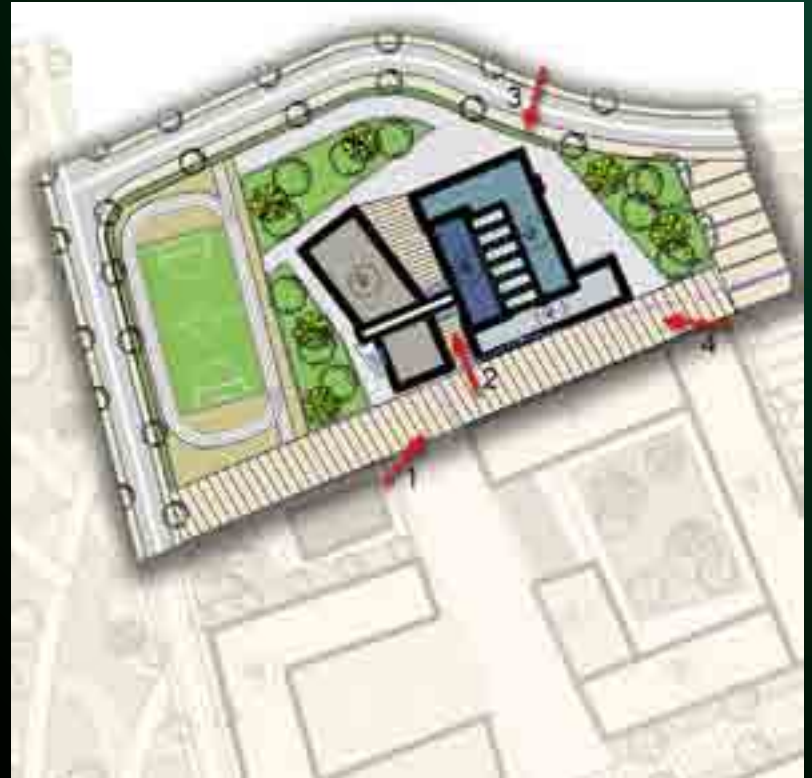


pamje 3 (perspective view)

*The construction program provides a total built surface 68000 m<sup>2</sup> which includes 50000 m<sup>2</sup> residential (550 apt), 9600 m<sup>2</sup> shops and small enterprises, 500 m<sup>2</sup> kindergarten, 10000m<sup>2</sup> parking and 9000 open public and green space.*



## SCHOOL Nr.2 (elementary 9-years school)



### LEGJENDA

### LEGEND

GODINE SHKOLLE 1-3 KATE		SCHOOL 1-3FLOORS
RRUGE		STREETS
TROTUARE		SIDEWALKS
RRUGE KEMBESORESH 1		PEDESTRIAN STREETS 1
SHESHE BRENDA BLOKUT TE BANIMIT		PUBLIC AREA
SHESHE BRENDA BLOKUT TE BANIMIT		PUBLIC AREA 1
TERRENE SPORTIVE		SPORTIVE AREA
TERRENE SPORTIVE		SPORTIVE AREA 1
GJELBERIM		GREEN AREA
KUFIRI I PRONES		SIDE BOUNDARY

### TREGUESIT TEKNIK

1Ha = 10167m <sup>2</sup> = shkollë 1
0.18Ha = 1839m <sup>2</sup> = ndërtime
0.08 Ha = 832m <sup>2</sup> = rrugë
0.06Ha = 593m <sup>2</sup> = trotua
0.1Ha = 1266m <sup>2</sup> = shesheve publike
0.16 Ha = 1629m <sup>2</sup> = gjelbërimi
0.1 Ha = 1031 m <sup>2</sup> = rrugë kembësore

### TECNICAL INDICAT

Sq/m	school nr.1 = 10167 m <sup>2</sup> = 1f
Sq/m	edifice = 1839 m <sup>2</sup> = 0.18 Ha
Sq/m	streets = 832 m <sup>2</sup> = 0.08 Ha
Sq/m	sidewalks = 593 m <sup>2</sup> = 0.06 Ha
Sq/m	public area = 1266 m <sup>2</sup> = 0.1
Sq/m	green area = 1629 m <sup>2</sup> = 0.1
Sq/m	pedestrian streets = 1031 m <sup>2</sup>





pamje 1 (perspective view)



pamje 2 (perspective view)



pamje 3 (perspective view)



pamje 4 (perspective view)













## SCHOOL Nr.3 (high school)



### LEGJENDA

### LEGEND

GODINE SHKOLLE 1-3 KATE		SCHOOL 1-3FLOORS
RRUGE		STREETS
TROTUARE		SIDEWALKS
RRUGE KEMBESORESH 1		PEDESTRIAN STREETS 1
SHESHE BRENDA BLOKUT TE BANIMIT		PUBLIC AREA
SHESHE BRENDA BLOKUT TE BANIMIT		PUBLIC AREA 1
TERRENE SPORTIVE		SPORTIVE AREA
TERRENE SPORTIVE		SPORTIVE AREA 1
GJELBERIM		GREEN AREA
KUFIRI I PRONES		SIDE BOUNDARY

### TREGUESIT TEKNIK

1.7Ha = 17780m <sup>2</sup> = bllokut1
0.77Ha = 7712m <sup>2</sup> = nderimit
0.2Ha = 2348m <sup>2</sup> = rruge
0.14Ha = 1386m <sup>2</sup> = trotuare
0.4Ha = 4482.5m <sup>2</sup> = shesheve publike
0.2 Ha = 2888 m <sup>2</sup> = gjelberimi

### TECNICAL INDICATORS

Surf. habitating nr.1 = 17780m <sup>2</sup> = 1.7Ha
Surf. edifice = 7712m <sup>2</sup> = 0.77Ha
Surf. streets = 2348m <sup>2</sup> = 0.2Ha
Surf. sidewalks = 1386m <sup>2</sup> = 0.1Ha
Surf. public area = 4482.5m <sup>2</sup> = 0.4Ha
Surf. green area = 2888m <sup>2</sup> = 0.3Ha



pamje 1 (perspective view)



pamje 2 (perspective view)



