



**URBAN PLANNING AND CONCEPTUAL
ARCHITECTURAL DESIGN OF A TOURIST
AND RECREATION CENTRE ON THE RIVER
DANUBE IN MIHAJLOVAC COMMUNITY
TOWN OF NEGOTIN
SERBIA**

The Danube Pearl



In a course of one season more than 500 CRUISERS WITH TOURISTS cruise the Danube river across Serbia on their way to the Black Sea with stopping over on attractive sites along the river bank that are offering:

-entertainment

-leisure

-sight seeing

-acquaintance with particular tourism facilities



Negotin

The Danube Pearl



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The main emphasis was made by forming various tourist and recreation offers including attractive facilities for tourists and visitors arriving:

- 1. Along the river Danube by cruising ships**
- 2. Via Djerdap motor-way under construction along the right bank side of the river Danube or from the main land: from the directions of the towns of Negotin, Bor, Majdanpek and Zajecar.**



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- ① THE TOURIST CENTRE WITH THE PORT
- ② THE SPORTS RECREATION CENTRE
- ③ THE SAND BEACH with appurtenant facilities

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With the Implementation of this Project

The Town itself and the City Council of Negotin are gaining facilities which are rendering to a broad spectrum of tourists of all ages and a variety of affinities the following assortment of tourist tours:

1. Archaeological tour

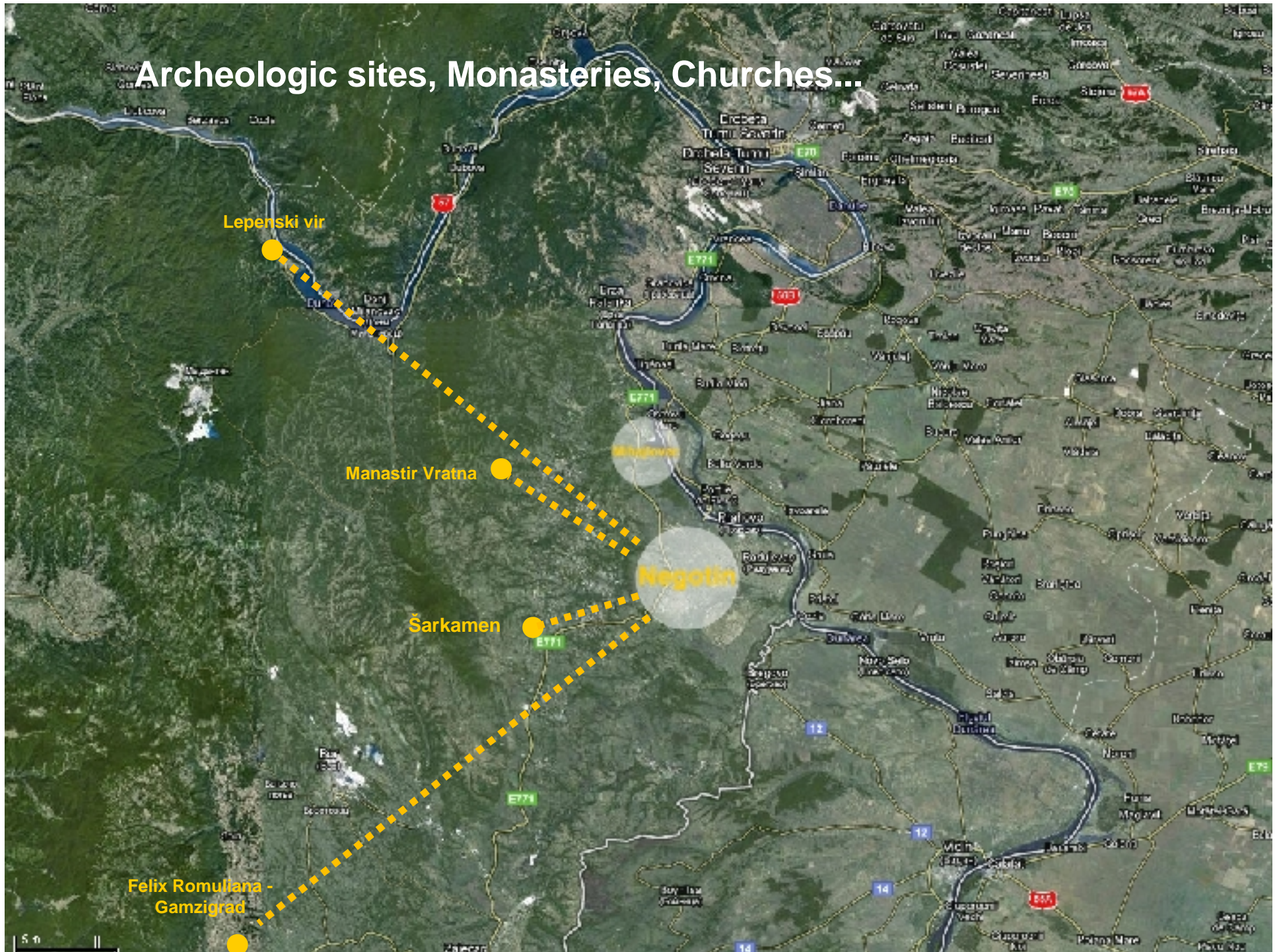
- visits to numerous archeological sites way back from Neolithic sites to Roman settlements.

2. Cultural tour

- visits to cultural and historic monuments such as Serbian monasteries and churches, fortresses from the Middle Ages and similar.
- introducing national cultural heritage by organizing various music and folklore performances

3. Wine tour - visits to old wine cellars – *Pimnice*, and vineyards including wine degustation.

Archeologic sites, Monasteries, Churches...





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Cultural Manifestations

The Days of the
Composer Mokranjac

International Fair of Honey
and Wine

The Krajinina Regional
Customs

The Negotin Village Fairs

Negotin



Negotin

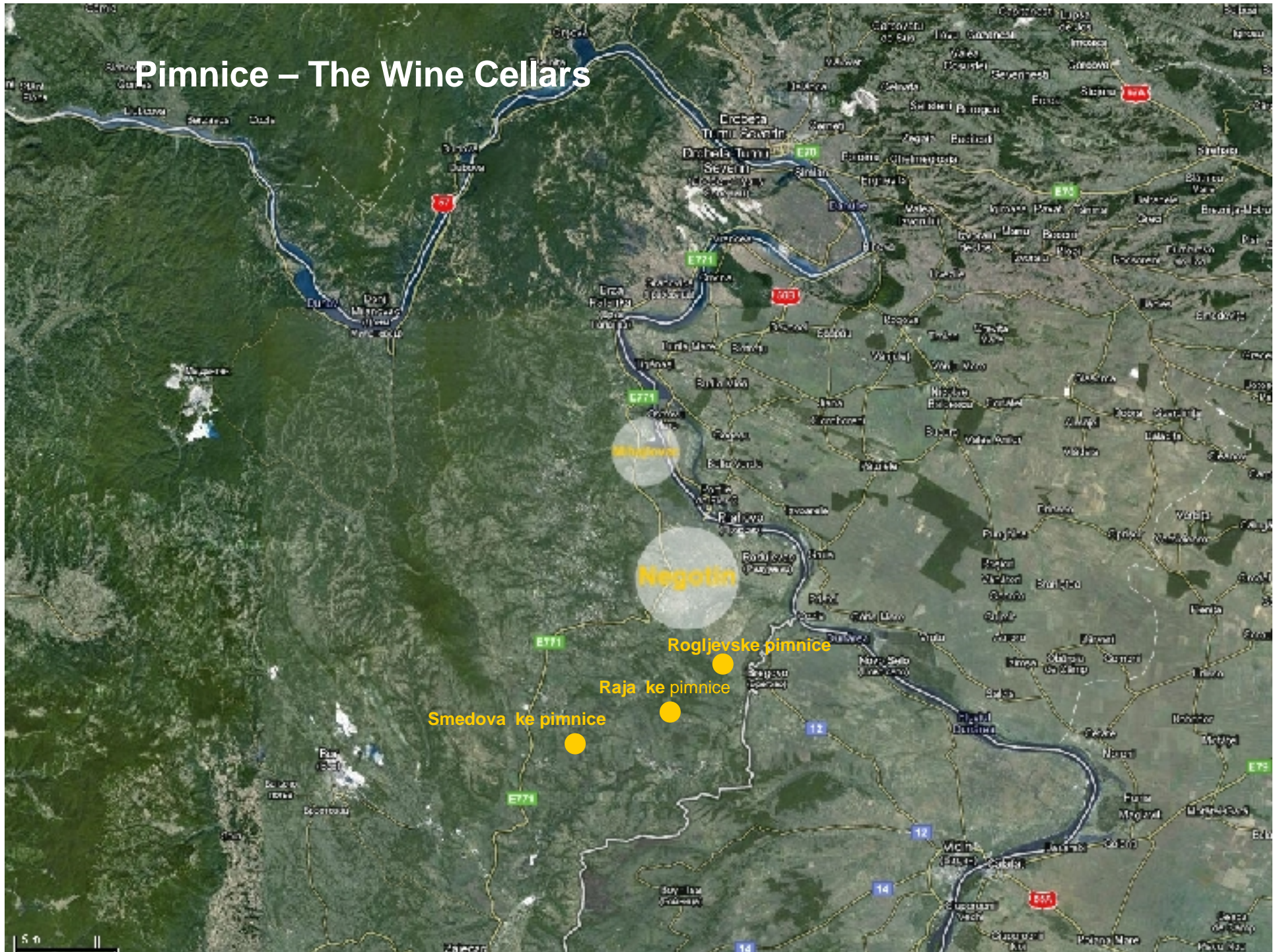
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Cultural Manifestations



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Pimnice – The Wine Cellars





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Pimnice - Wine cellars



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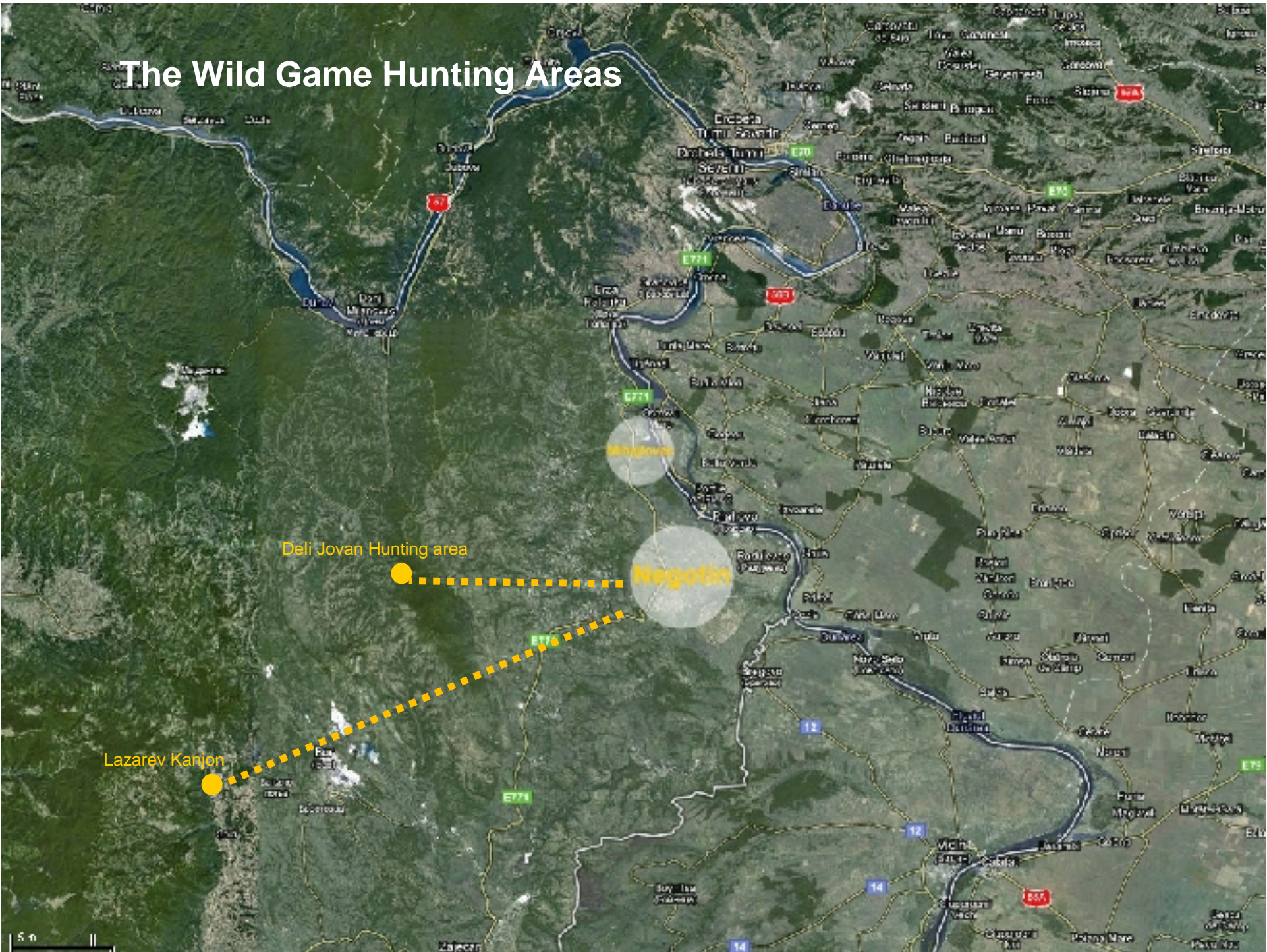
4. Sports tour

- sport fishing and hunting on wild game hunting areas
- sports-recreation centre with sport grounds and courts for both recreational and professional sportsmen
- marina i sport club for water sports
- cycling tracks

5. Nature tour – visits to various sites of exceptional natural beauty along the Danube river bank and in land

6. Complete accommodation services including hotels, restaurants, coffee bars, beach and boathouse facilities within the tourist centre!

The Wild Game Hunting Areas



5 n



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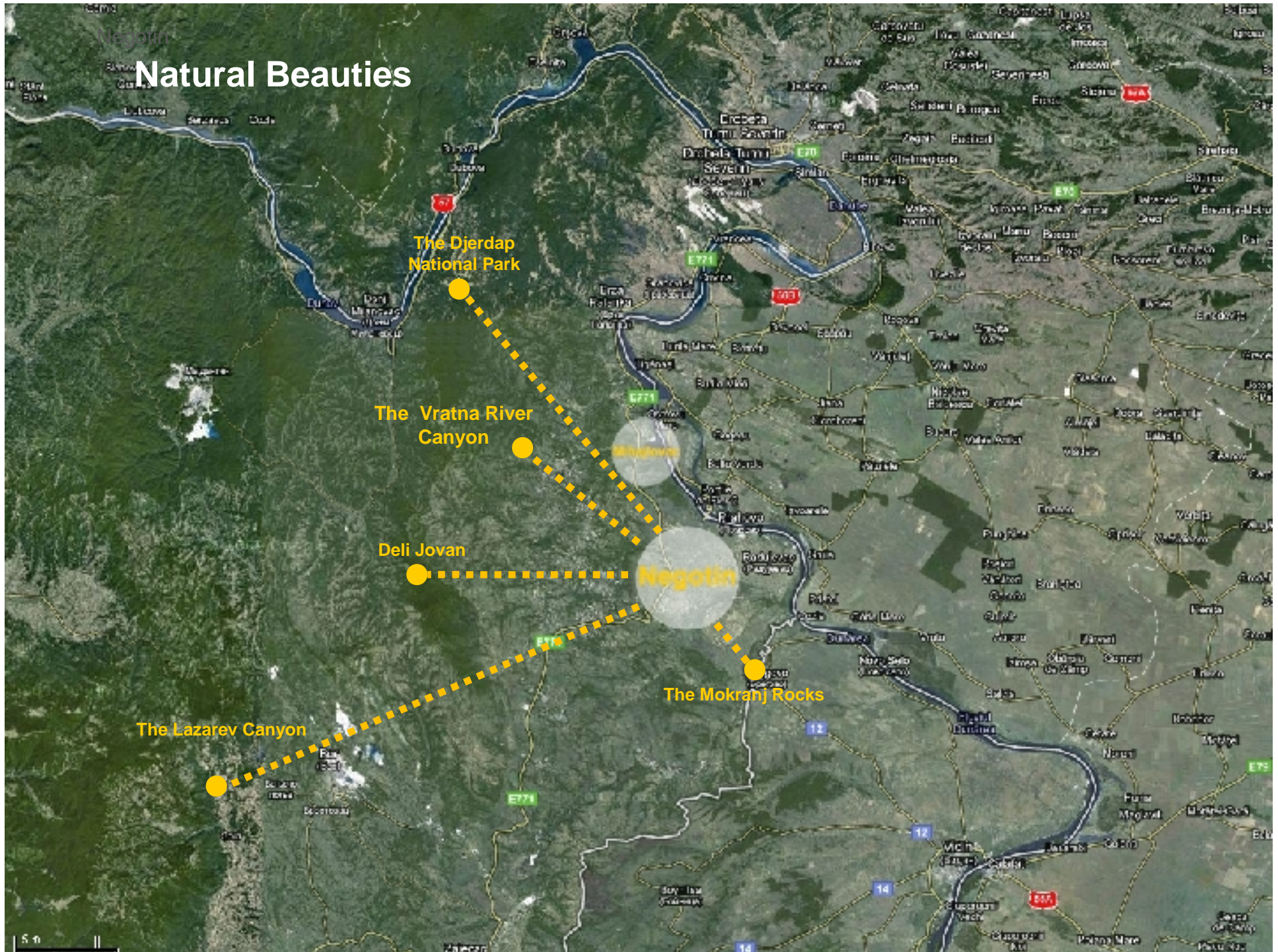
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The Deli Jovan
Hunting Area

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Natural Beauties





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THE TOURIST CENTRE WITH THE PORT



- ES ethno village
- PR port
- UP port management
- B bank
- PO post office
- S souvenir shop
- TU tourist agency
- A clinic
- C coffee shop
- R restaurant
- H hotel - apartments
- PA park
- AM amphitheatre
- S boathouses
- BS cycling tracks
- Š promenade
- P parking

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ETHNO VILLAGE

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Vidniša potčičara

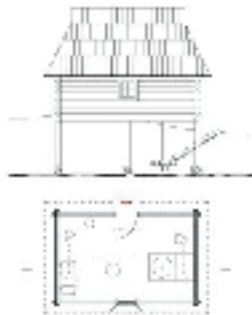
Seosko kuća na sprat
(Jugoistočna Srbija)

Izgled vodeniše potčičara n:1:200

Prsek vodeniše potčičara n:1:200

Frontalni podnižgled n:1:200

Prosečni prsek n:1:200



Osnova vodeniše potčičara n:1:200

Osnova prizemlja n:1:200



Osnova podruma n:1:200



razni prostor(i) vodeniše potčičara	površina (m ²)
1. vodeničarski prostor	21,7 m ²
Ukupna površina vodeniše potčičara	21,7 m²

razni prostor(i) seoske kuće na sprat (Jugoistočna Srbija)	površina (m ²)
1. nali podrum	31,8 m ²
2. prizemlje	34,9 m ²
ukupna površina seoske kuće na sprat	66,7 m²
3. dočkrat	10,8 m ²

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Vojvođanska kuća

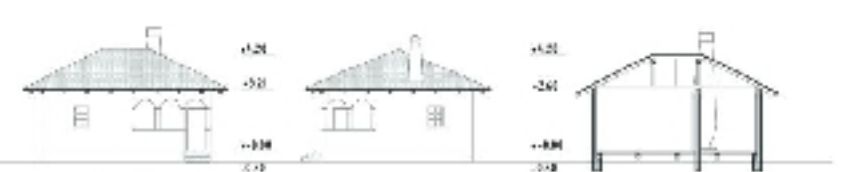
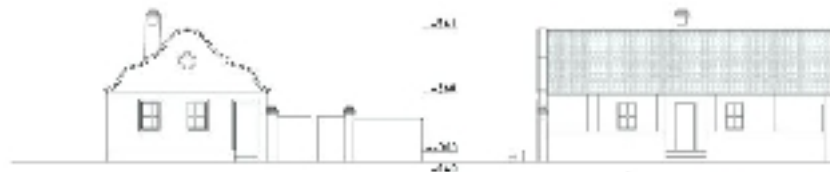
Moravska kuća

Frontalni pogled r 1:200

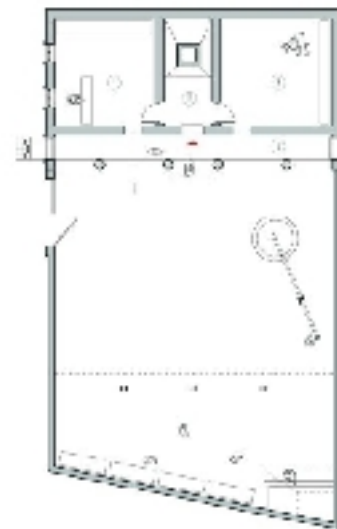
Bočni pogled r 1:200

Frontalni i bočni pogled r 1:200

Poprečni presek r 1:200



Poprečni presek r 1:200



Osnova r 1:200

novi nametanje vojvođanske kuće površine (m²)

	površine (m ²)
1. suvočimba	20,7 m ²
2. ulaz	4,4 m ²
3. stajaće rešenje u klesanju	22,6 m ²
ukupna površina vojvođanske kuće	47,7 m²
4. tram	13,3 m ²

novi projektovanje moravske kuće površine (m²)

	površine (m ²)
1. grediš	14,0 m ²
2. kuhinjski deo	8,3 m ²
3. predaja prizemlja	12,5 m ²
ukupna površina moravske kuće	34,8 m²
4. sjaj	5,2 m ²

Osnova r 1:200

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Stara seoska brvnara

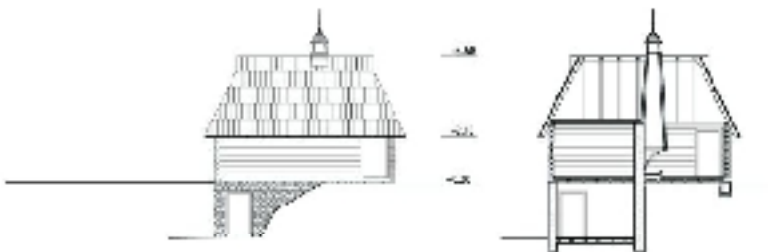
Izjed stara seoska brvnara n 1:200

Presek stare seoske brvnare n 1:200

Vajat

Izjed vajala n 1:200

Presek vajala n 1:200



razvrstavanje stare seoske brvnare površina (m²)

1. plan nosa drškobani	16.7 m ²
2. plan nosa del kabani	18.7 m ²

ukupna površina stare seoske brvnare 35.4 m²



Planovi stare seoske brvnare n 1:200



Osnovni vjajala n 1:200

razvrstavanje vajala površina (m²)

1. vintogradsko postrojenje i kolutna zavljenja	15.0 m ²
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ukupna površina vajala 15.0 m²



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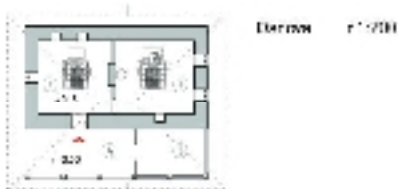


Kosovska prizemlja 1:50

Bočni i frontalni izgled r:1:200



Poprečni presezi r:1:200



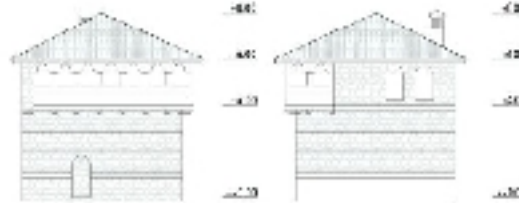
Dizajn r:1:200

masz u predlozhu Kosovska prizemlja (m²)

masz u predlozhu Kosovska prizemlja	ovršina (m ²)
1. otkriva radionica	10,5 m ²
2. izložna radionica	11,4 m ²
3. ostava	6,1 m ²
ukupna površina Kosovska prizemlja, 2n	28,0 m²
3. trom	6,2 m²

Mehinjska kuća

Frontalni i bočni izgled r:1:200



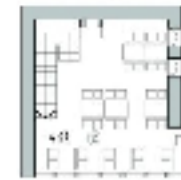
Poprečni presezi r:1:200



Osnova prizemlja r:1:200



Osnova optata r:1:200



masz u predlozhu Mehinjska kuća (m²)

masz u predlozhu Mehinjska kuća	površina (m ²)
1. kuhinja	82,8 m ²
2. izložna radionica	24,5 m ²
ukupna površina Mehinjska kuća	107,3 m²

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- BS cycling tracks
- Š promenade
- P parking

Port with appurtenant tourist facilities

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The park with the promenade and summer amphitheatre , restaurants and shops

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Playgrounds



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Park-promenade



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Hotel - apartments

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smješajni objekat tip 1a



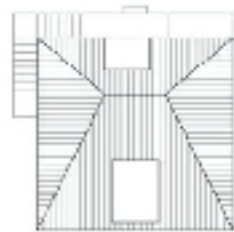
osnova prizemlja tip 1a



osnova potkrovlja tip 1a

mažje analize smješajnog objekta tip 1a površina (m²):

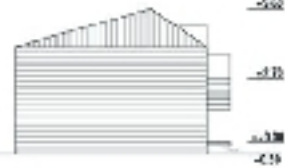
1. apartman	26.0
2. smješajne jedinice u potkrovlju	36.0
ukupna površina smješajnog objekta tip 1a	62.6
otpad	15.2



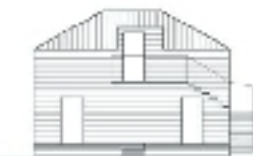
osnova krova tip 1a



frontalni izgled tip 1a



bočni izgled tip 1a



zadnji izgled tip 1a



bočni izgled tip 2

smješajni objekat tip 1



osnova prizemlja tip 1



mažje analize smješajnog objekta tip 1 površina (m²):

1. smješajna jedinica	21.3
2. smješajna jedinica	21.3
3. smješajna jedinica u potkrovlju	25.0
ukupna površina smješajnog objekta tip 1	68.6
otpad	17.1

presek a-a tip 1



presek b-b tip 1



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WITH THE PORT



Hotel - apartments



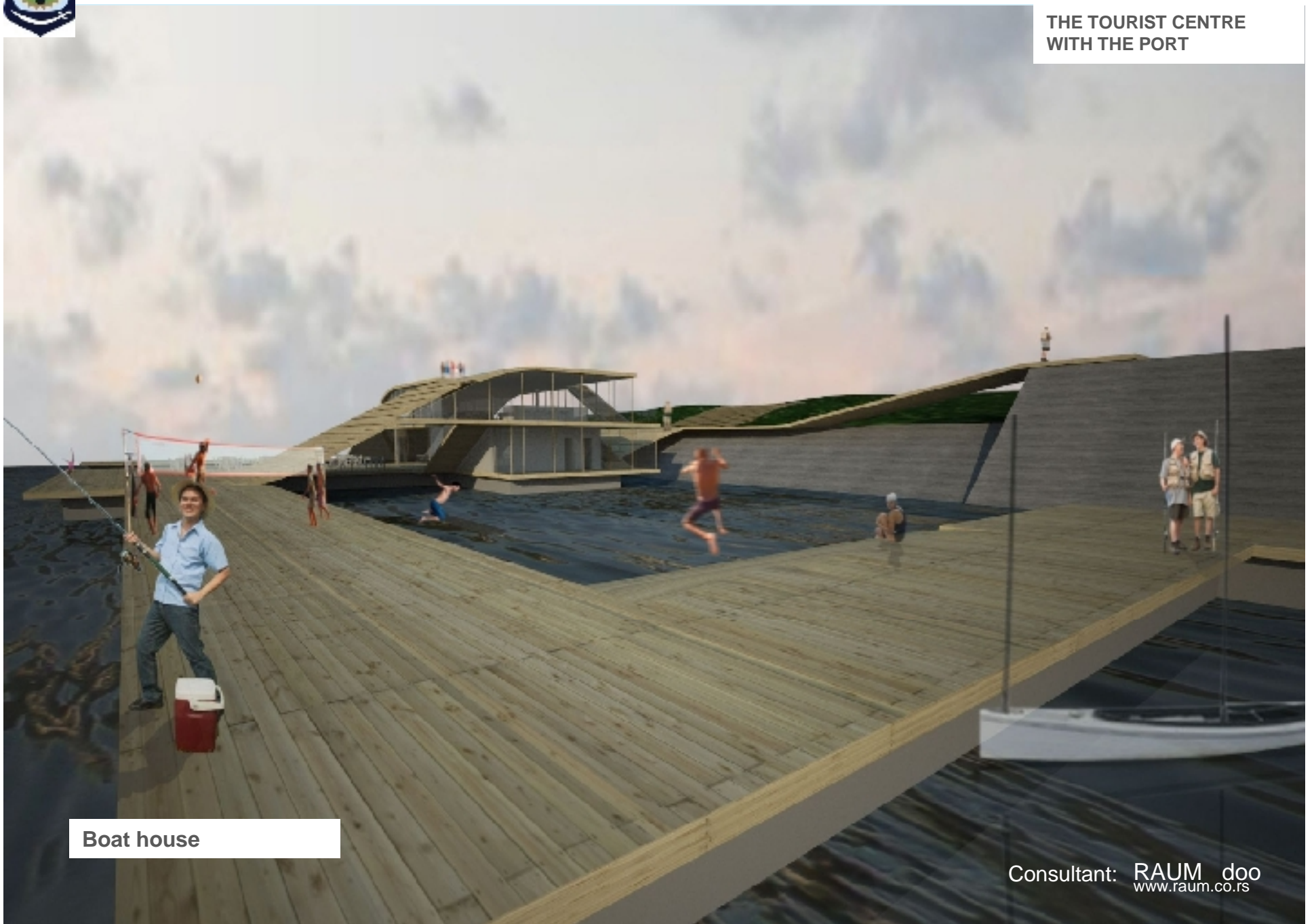
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WITH THE PORT



Boat house

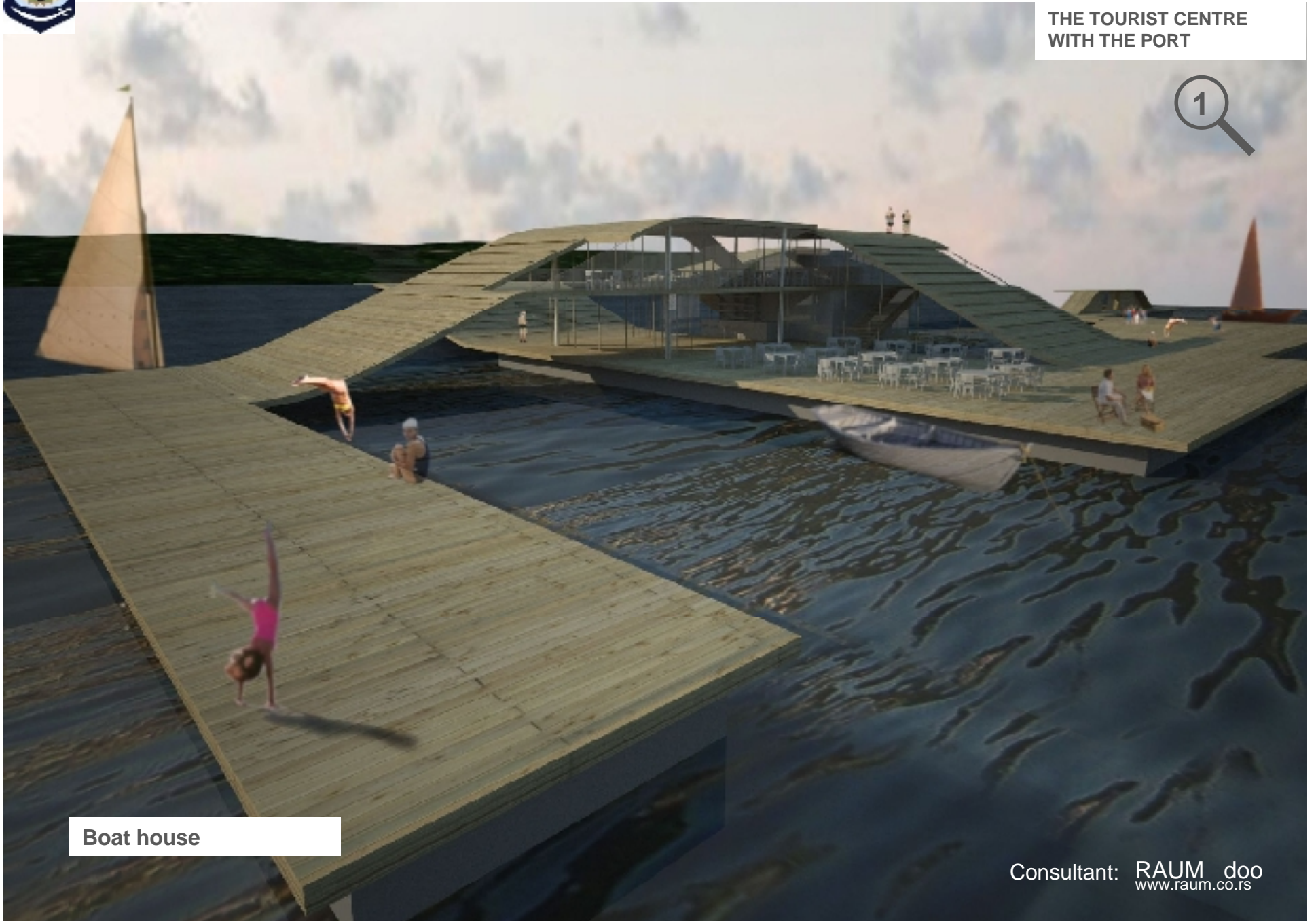
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THE TOURIST CENTRE
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Boat house

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**SPORTS-RECREATION
CENTRE**



P parking

SK sports club
(reception, cloak rooms,
toilets, squash courts)

K basketball

T tennis

R handball

O volleyball

B bowling

C coffee bar

M marina

MK marina club

TP technical premises

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SPORTS-RECREATION CENTRE



P parking

SK sports club
(reception, cloak rooms,
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TP technical premises

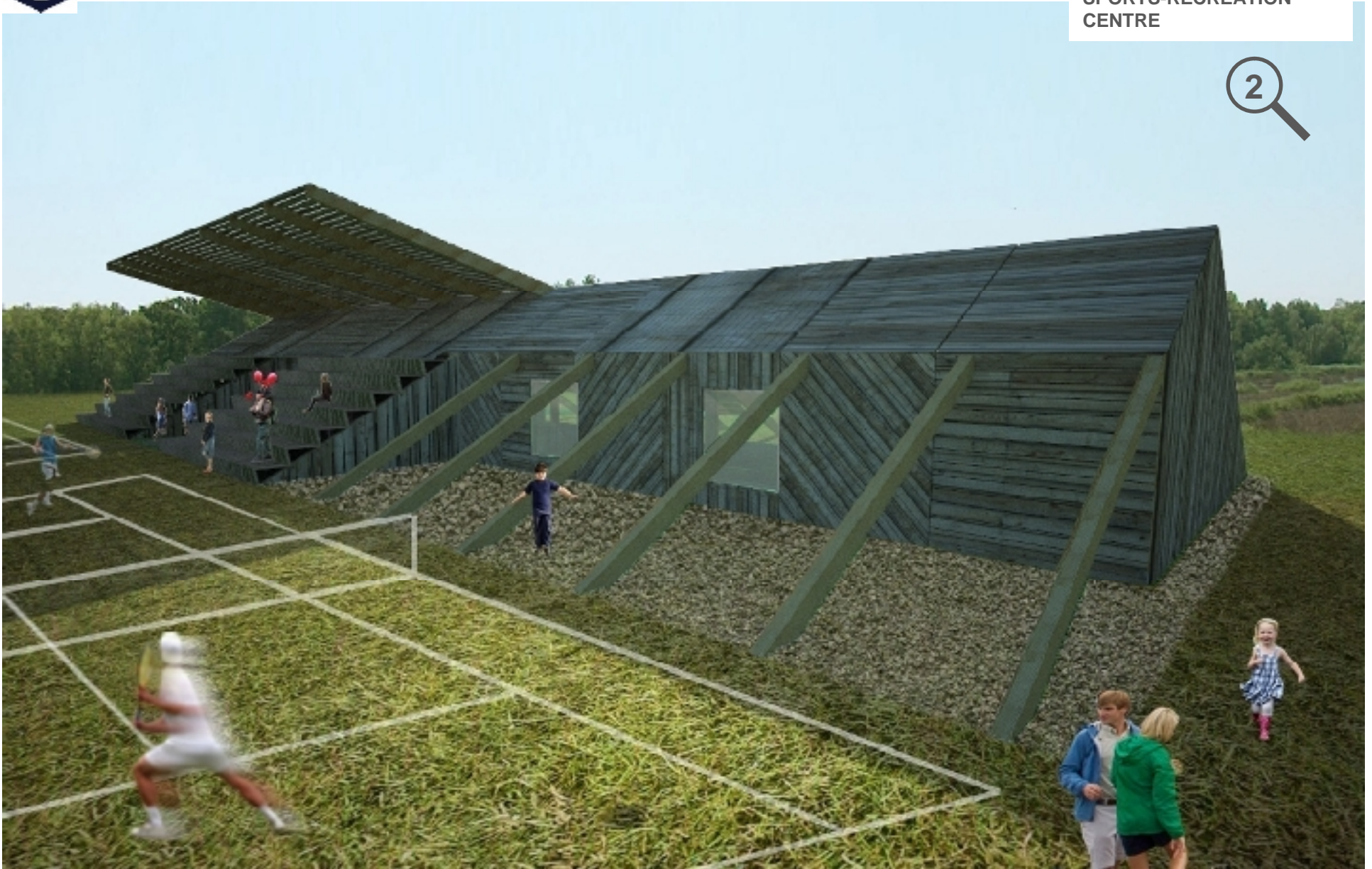
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SPORTS-RECREATION
CENTRE



15,

M Marina i marina club for
water sports

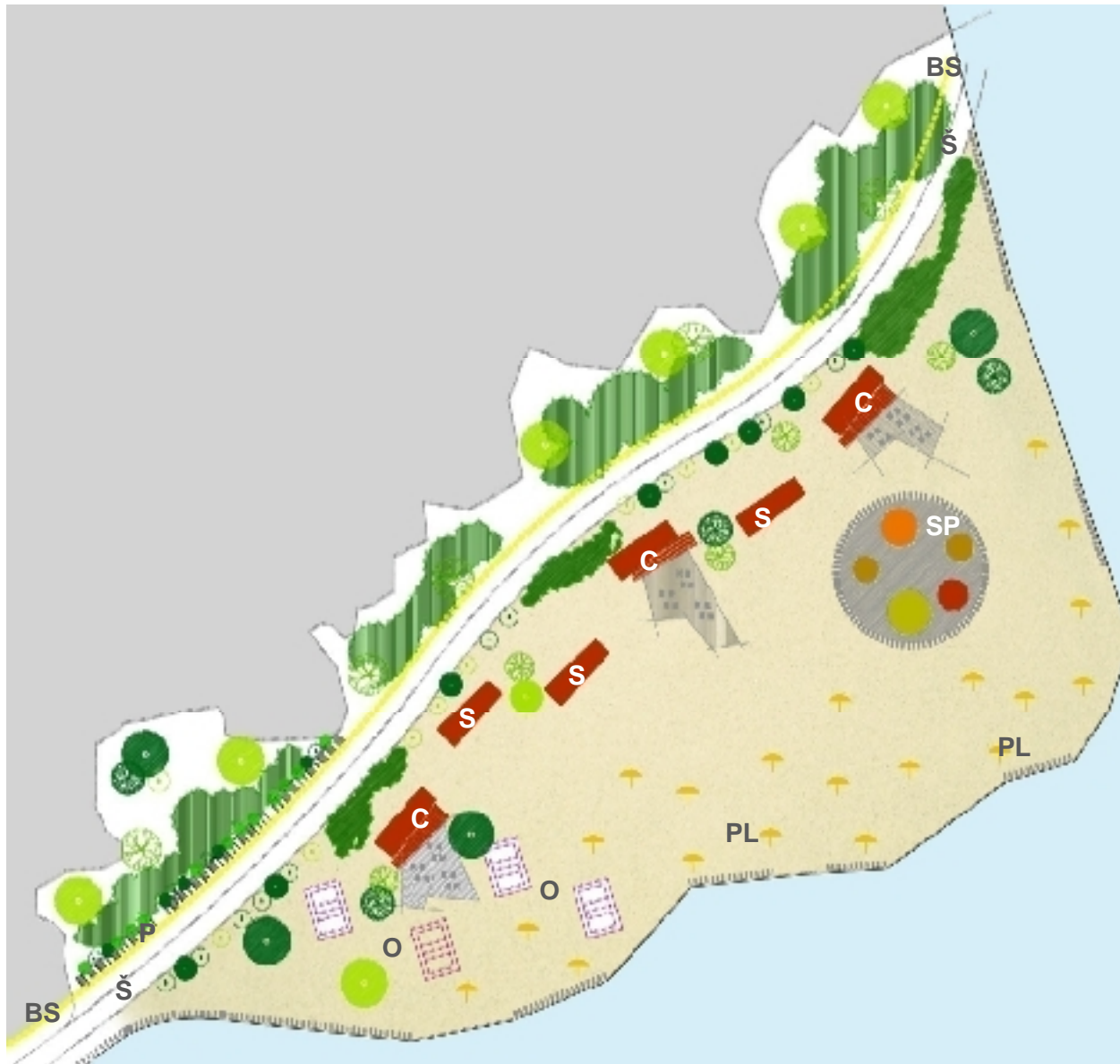
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THE SAND BEACH
With appurtenant facilities



- P** parking
- S** cloak rooms, toilets
- C** coffee bars
- O** volleyball
- PL** beach
- SP** skate park
- Š** promenade
- BS** cycling tracks

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Beach

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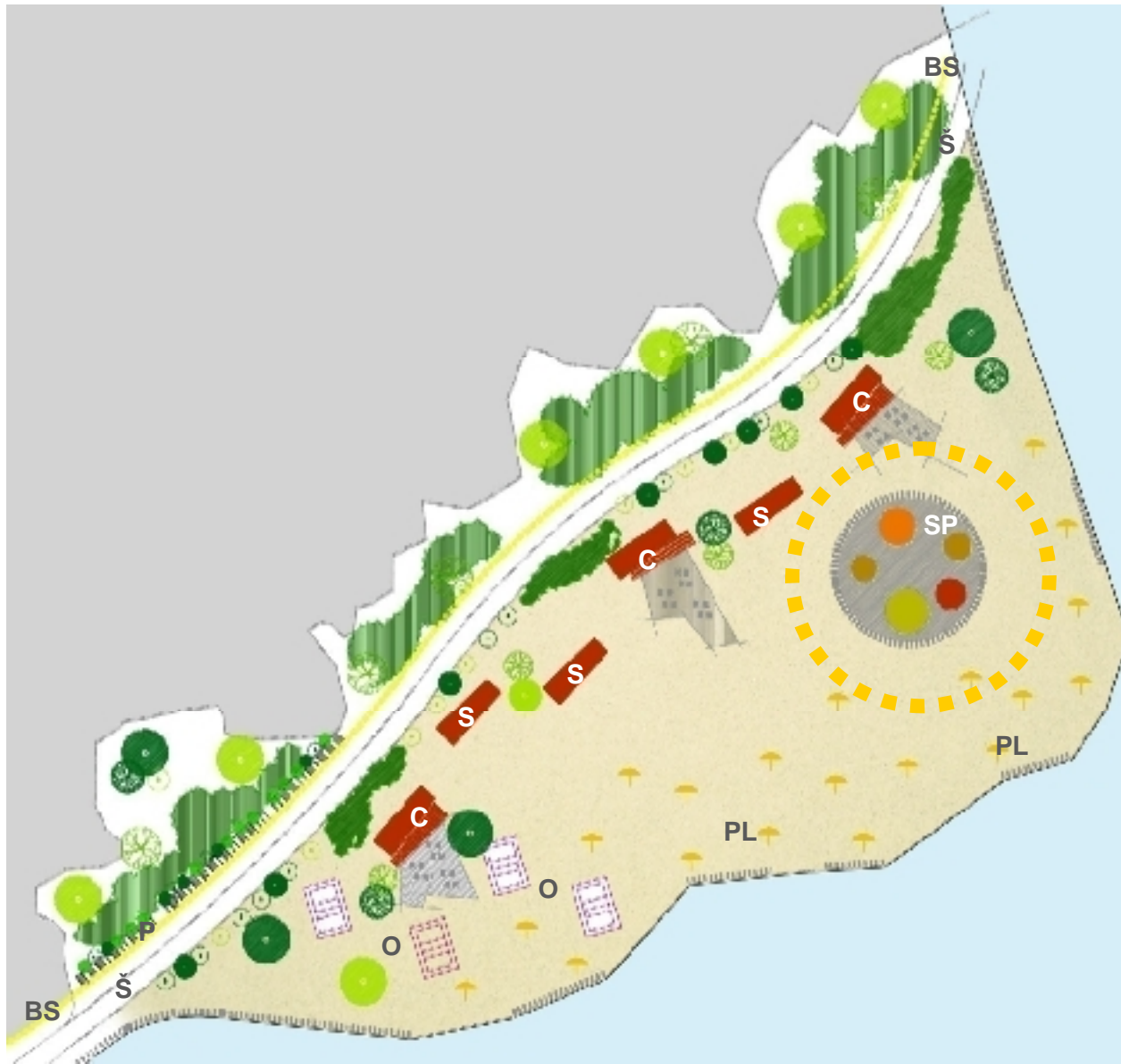
THE SAND BEACH
With appurtenant facilities



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Skate park



- P** parking
- S** cloak rooms, toilets
- C** coffee bars
- O** volleyball
- PL** beach
- SP** skate park
- Š** promenade
- BS** cycling tracks

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THE SAND BEACH
With appurtenant facilities

Skate park



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For the town of Negotin this Project shall present an incentive for recuperating and recovering a series of manufacturing and business activities in the following fields:

- 1. Tourism**
- 2. Wine growing**
- 3. Cattle raising**
- 4. Agriculture**
- 5. Craftsmanship**
- 6. Building construction**
- 7. Ship building**
- 8. Culture and Applied Culture**

Accordingly the employment rate will be increased and the national income per capita!



By further elaboration of this urban-planning and architectural conceptual design some necessary conditions required for the following could be fulfilled:

1. Participation for European Funds in order to secure the project's implementation!

2. And a chance to present the town of Negotin at the forthcoming International Festival of Danube in Ulm, Germany, from 27th Aug., to 5th Sept.,2010 with a feasible project in order to have its international promotion and acquaint and attract possible clients and developers to invest in the project hereof either directly or according to the model 3P (PRIVATE - PUBLIC - PARTNERSHIP)!