



SeeHöna

RESIDENCE

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The image shows the exterior of a modern building at dusk. A large, illuminated sign on the right side of the frame displays the name 'SeeHöna' in a large, elegant serif font, with 'RESIDENCE' in a smaller, all-caps sans-serif font below it. The building features a dark, flat roof with a thin, glowing light strip along its edge. To the left, a stone wall and some landscaping are visible. The sky is a deep blue with some light clouds, and a tree is visible in the upper right corner.

SeeHöna
RESIDENCE

SeeHëna

RESIDENCE

SeeHëna is more than just a physical place; it's a living space that unites dreams with our spirits and allows us to live an authentic life. SeeHëna Residence is the newest residence in Albania, situated on the beautiful and mesmerizing hill of the Mjull Bathore area, overlooking Sauku. This residential complex spans over an area of 61,150 m² and aims to create more than just a home – it aims to build the house of dreams for each individual. Here, you'll find an extraordinary harmony between love, comfort, and elegance. Every surface and detail has been carefully thought out, using selected materials. With a construction area of 39,550 m², this oasis of tranquility and happiness offers a variety of environments and homes, with 58 villas, 33 attached villas, and 88 apartments. The villas stand out for their different styles, ranging from 250 m² to 750 m², offering a perfect combination of comfort and elegance.

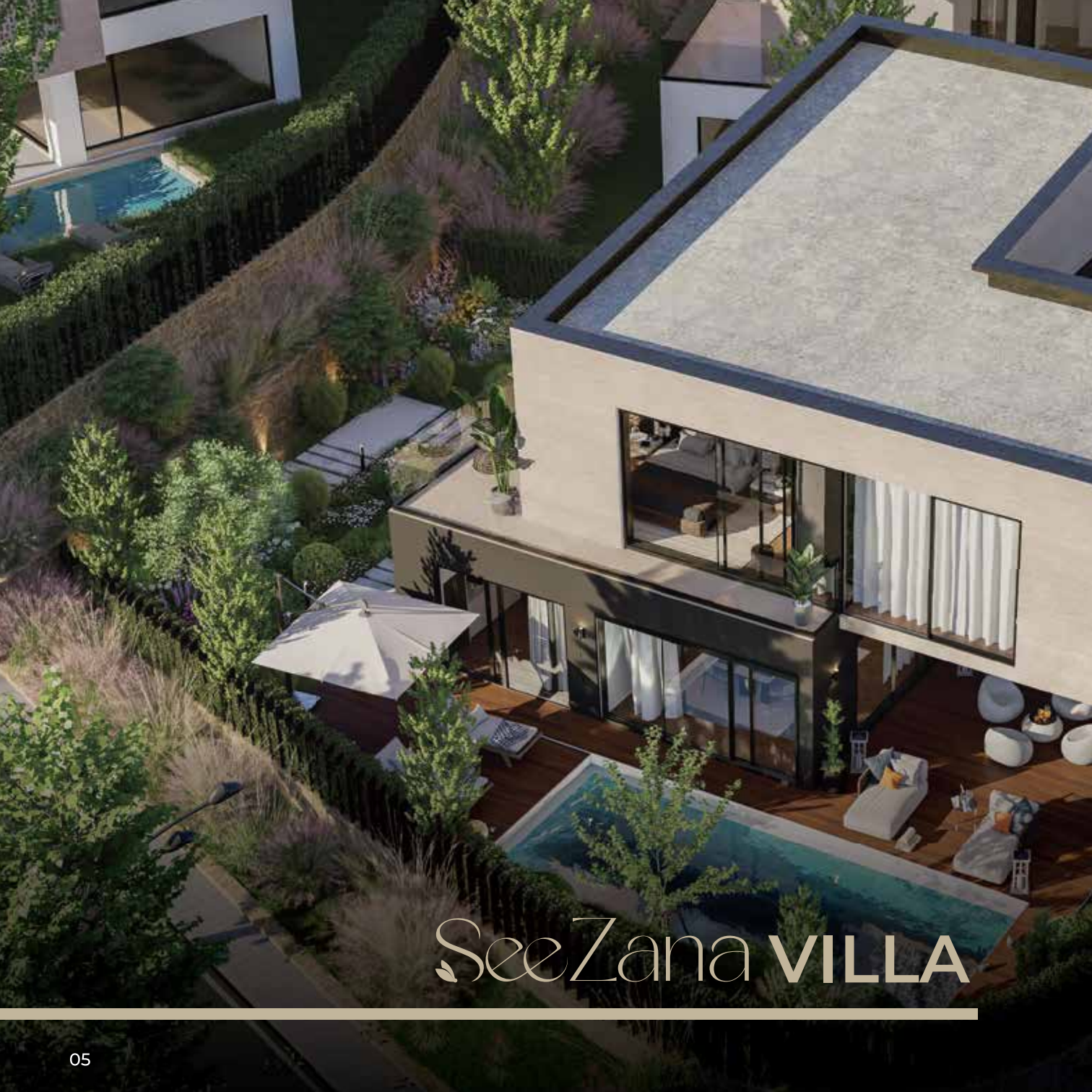
The investor and builder of the 'SeeHëna Residence' project is the company 'BI ONE Construction Group,' which has 15 years of experience in the construction field. To date, the company has completed over 250,000 square meters of construction in various areas.



An aerial photograph of a residential development, showing a winding road and numerous houses. Several 3D architectural models of houses are overlaid on the image, highlighting specific designs. The models are semi-transparent, allowing the underlying landscape and other houses to be seen. The text "WHERE DREAMS COME TO LIFE!" is centered over the image in a large, white, sans-serif font.

WHERE DREAMS COME TO LIFE!

PROJECTED BY ADXA ARCHITECTURE



SeeZana **VILLA**



SeeZana VILLA

Every part of this villa looks like it has been touched by a magic wand. The secret of this villa lies in the wonderful combination of the architectural plan with the designed urban area, which includes two floors and an underground level.

TECHNICAL DATA

TOTAL VILLAS: 15

TOT. BUILDING AREA : Villas of this typology range from 339.6 m2 to 422.2 m2

0 FLOOR SURFACE: 120.5 m2

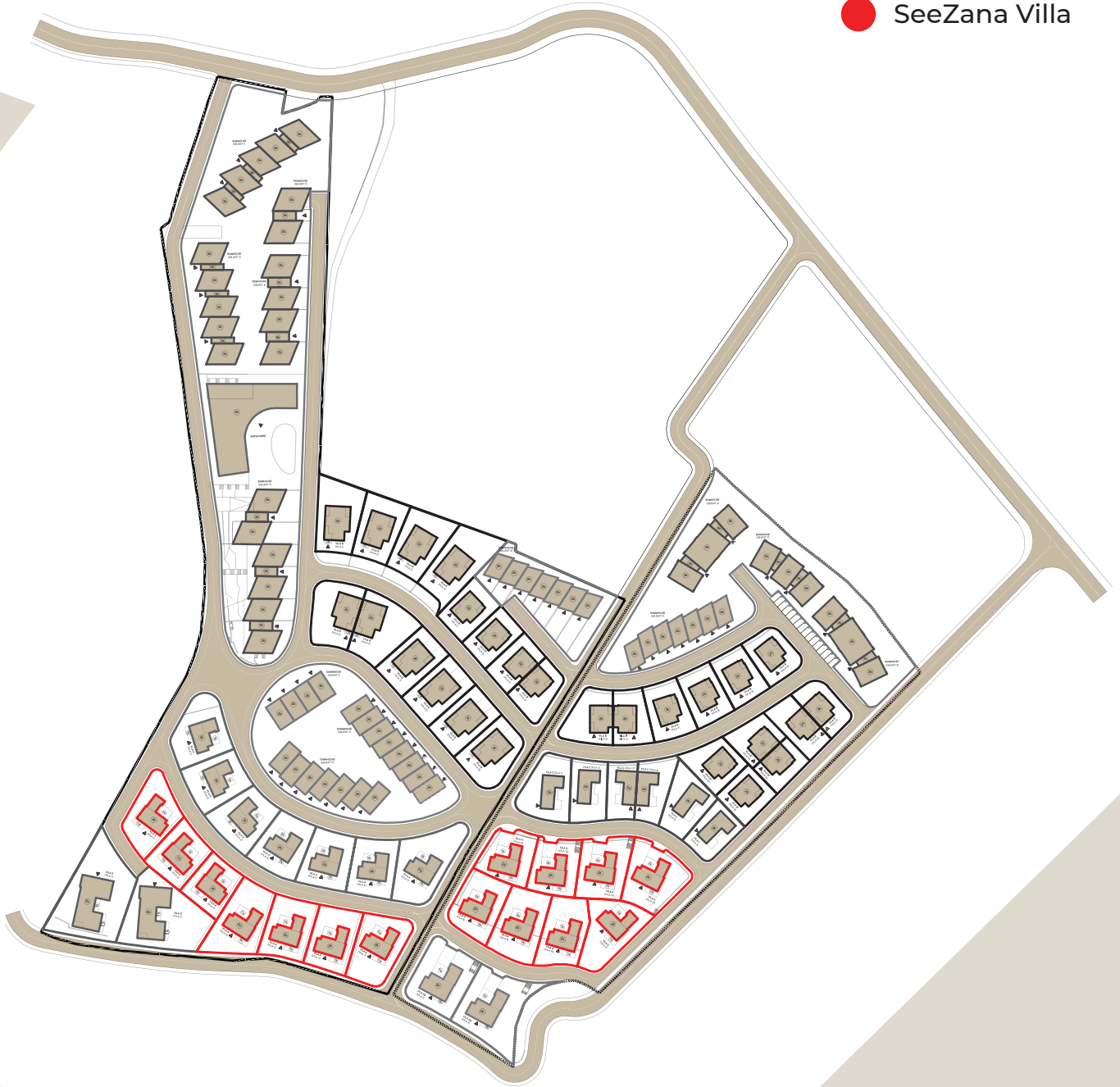
1 FLOOR SURFACE: 103 .7 m2

-1 FLOOR SURFACE: 123 m2

BALCONY SURFACE: 43.5 m2

VERANDA SURFACE: 24 m2

(There are different basement areas for this typology depending on the plot, but it is mainly 120.5 m2).



FUNCTION

This typology is positioned in the central part of the residence as the most common typology in the plot, with an urban plan that includes two floors and an underground floor. On the ground floor, the day areas have been developed, which include the living, dining and cooking environment and the toilet. On the upper floor is the night area with bedrooms and toilets, while on the basement floor there are service spaces, such as: gym, storage, toilet and parking. Green spaces surround the entire building, thus creating a more private environment.

CONCEPT

The volume of the building is characterized by combining the Z-shape of the ground floor plan with the L-shape of the first floor plan, creating a volumetric game, which allows the creation of verandas and loggias as relaxation and relaxation spaces.

THE MATERIALS

The materials used in the facade will be ecological, remaining faithful to the natural elements that surround the building. The external system of the building will be realized with a thermal facade according to energy efficiency norms with excellent performance against atmospheric factors, thus ensuring the optimal ambient temperature internal.



USABLE AREA		m2
0 FLOOR	KITCHEN	20.6 m2
	LIVING ROOM	37.2 m2
	DINING ROOM	21.2 m2
	0 FLOOR TOILET	3.4 m2
	WARDROBE	2.9 m2
	HALLWAY	12.4 m2
	STAIRCASE	6.5 m2
	COVERED PORCH	24.2 m2
1 FLOOR	MATRIMONIAL ROOM	16.5 m2
	MATRIMONIAL TOILET	3.7 m2
	BALCONY 1	24.5 m2
	MATRIMONIAL WARDROBE	6.7 m2
	BEDROOM 1	17.5 m2
	TOILET	4.5 m2
	BEDROOM 2	16.7 m2
	HALLWAY	14.5 m2
	BALCONY 2	19 m2
-1 FLOOR	STAIRCASE	7 m2
	GYM	24.3 m2
	PARKING	40 m2
	TOILET	5.3 m2
	HALLWAY	12.5 m2
	STORAGE	13.4 m2
	STAIRCASE	6.8 m2
	TOTAL RAMP	29.3 m2

VILLA CHARACTERISTICS	Nr
KITCHEN	1
LIVING ROOM	1
DINING ROOM	1
TOILET	4
BEDROOM	3
SERVICES	5
BALCONY	2
PORCH	1

GENERAL DATA	m2
0 FLOOR SURFACE	120.5 m2
1 FLOOR SURFACE	103.7 m2
BALCONY SURFACE	43.5 m2
-1 FLOOR SURFACE	123 m2

TOTAL CONSTRUCTION SURFACE = 390.8 m2

VILLA PLOT	SURFACE
BUILDING PLOT AREA	120.5 m2
PORCH SURFACE	24.2 m2
EXPOSED RAMP SURFACE	11 m2
GREEN ADJUSTMENT AREA SURFACE	416.3 m2
TOTAL PLOT AREA	572 m2

0 FLOOR



LEGEND

	LIVING ROOM	37.2 M2
	PORCH	24.2 M2
	TOILET	3.4 M2
	DINING ROOM	21.2 M2
	KITCHEN	20.6 M2
	STAIRCASE	6.5 M2
	WARDROBE	2.9 M2
	HALLWAY	12.4 M2
	GREEN SPACES	416.3 M2
	EXPOSED RAMP	11 M2

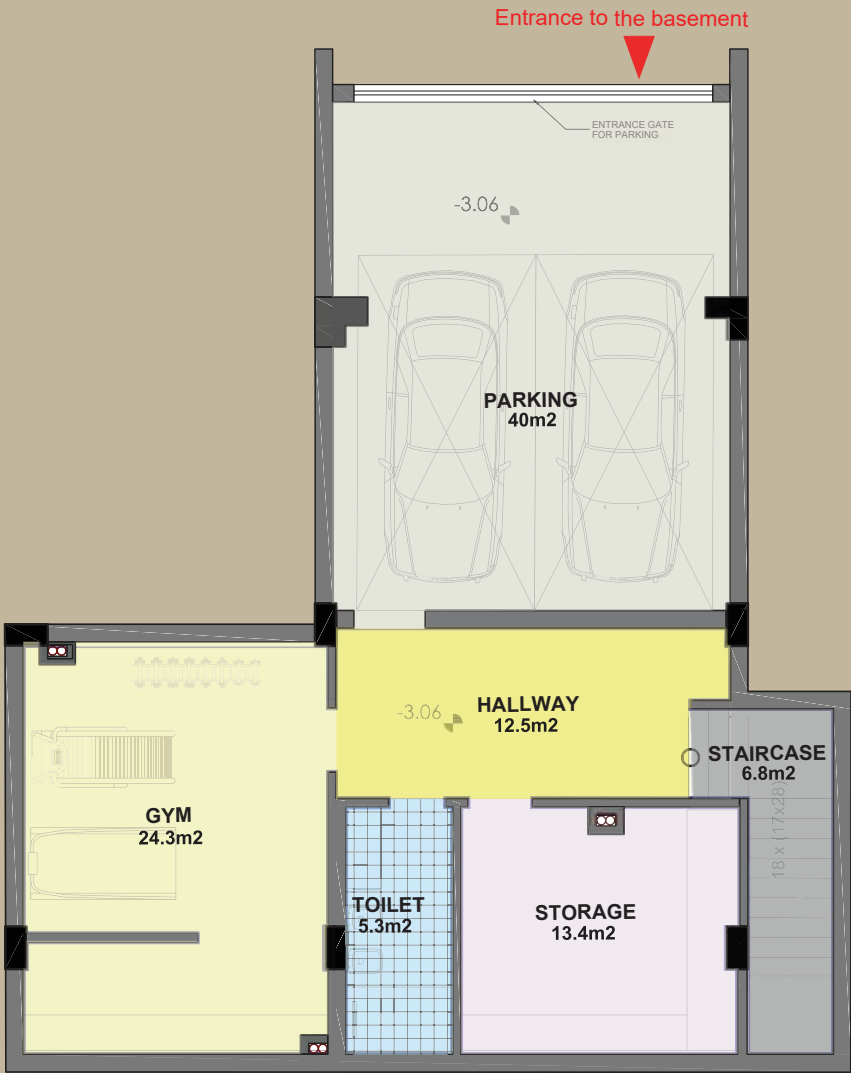
1 FLOOR



LEGEND

	MATRIMONIAL ROOM	16 M2
	MATRIMONIAL TOILET	3.7 M2
	BALCONY 1	24.5 M2
	MATRIMONIAL WARDROBE	6.7 M2
	BEDROOM 1	17.5 M2
	TOILET	4.5 M2
	BEDROOM 2	16.7 M2
	HALLWAY	14.5 M2
	BALCONY 2	19 M2
	STAIRCASE	7 M2

-1 FLOOR



LEGEND

PARKING	40 M2
HALLWAY	12.5 M2
STORAGE	13.4 M2
GYM	24.3 M2
TOILET	5.3 M2
STAIRCASE	6.8 M2











SeeVesa VILLA



SeeVesa VILLA

With a well-designed layout spanning two floors, this type of villa is positioned alongside the SeeZana villas as a similar typology. Here, from dew-kissed mornings to sparkling nights, memories and memories are made.

TECHNICAL DATA

TOTAL VILLAS: 7

TOT. BUILDING AREA: Villas of this typology range from 320.3 m² to 335.6 m².

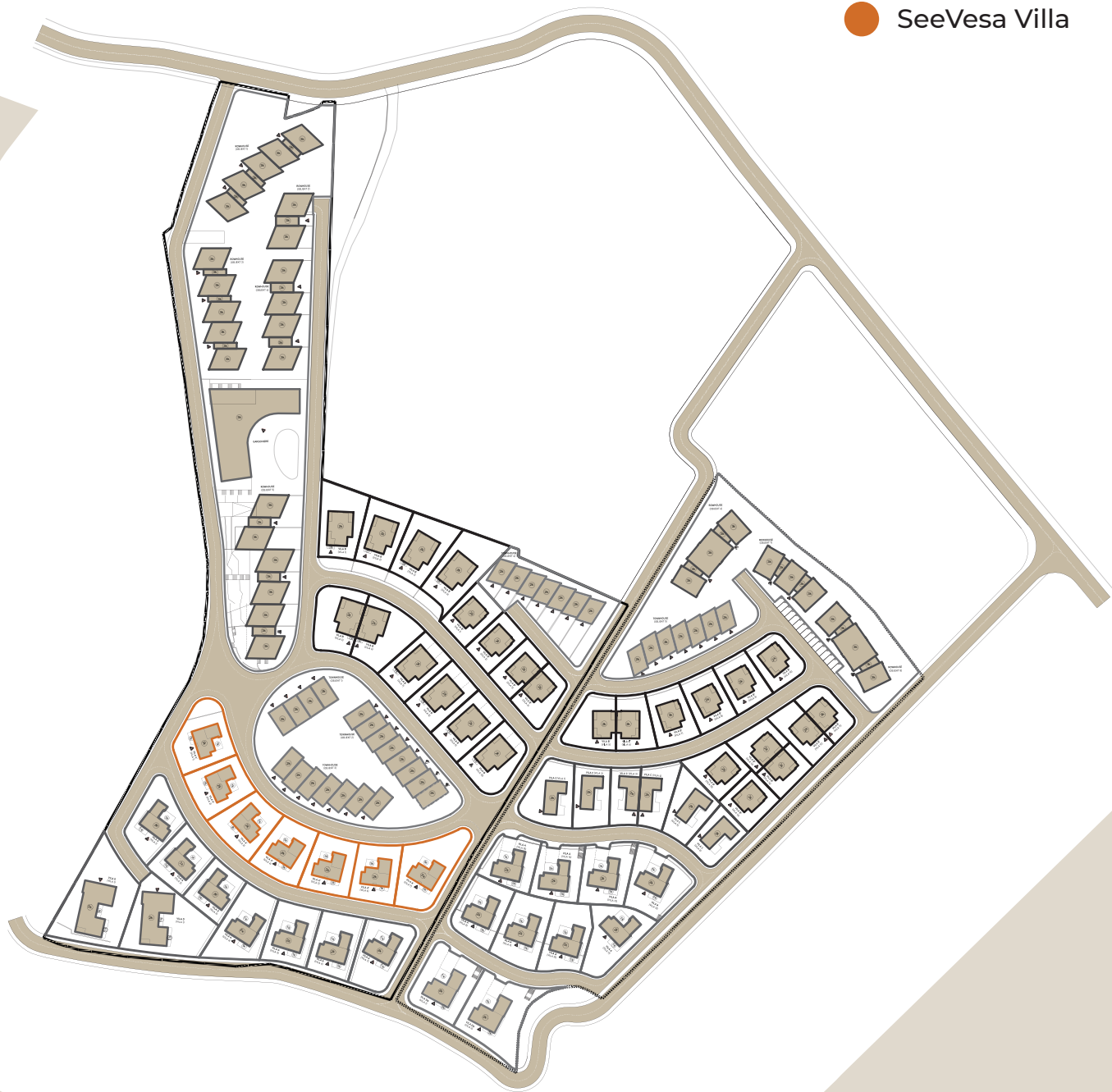
0 FLOOR SURFACE: 97 m²

1 FLOOR SURFACE: 126.9 m²

-1 FLOOR SURFACE: 111.8 m²

BALCONY SURFACE: 26 m²

VERANDAS SURFACE: 24 m²



FUNCTION

This typology is positioned in the central part of the residence as a typology similar to that of the SeeZana villas, but smaller in size, with a designed urban plan that includes two floors and an underground floor. On the ground floor, the day areas have been developed, which include the living, dining and cooking area and the toilet. On the upper floor is the night area with bedrooms and toilets, while on the basement floor there are service spaces, such as: gym, storage, toilet and parking. Green spaces surround the entire building, thus creating a more private environment.

CONCEPT

This villa model can be considered as the most reduced variant of the SeeZana villa, and is distinguished by combining the Z shape of the ground floor plan with the L shape of the first floor plan, creating a volumetric game which allows the creation of verandas and lodges as spaces of recreation and relaxation.

THE MATERIALS

The materials used in the facade will be ecological, remaining faithful to the natural elements that surround the building. The external system of the building will be realized between the thermal facade according to the norms of energy efficiency with excellent performance against atmospheric factors, thus ensuring the optimal temperature of the internal environment. The parapets of the balconies are designed with glass to allow as much light and clarity of the interior view as possible.



	USABLE AREA	m2
0 FLOOR	KITCHEN	16.8 m2
	LIVING ROOM	27.6 m2
	DINING ROOM	12.8 m2
	0 FLOOR TOILET	3.6 m2
	HALLWAY	15 m2
	STAIRCASE	7 m2
	PORCH	24 m2
1 FLOOR	MATRIMONIAL ROOM 1	15.7 m2
	MATRIMONIAL TOILET 1	3.7 m2
	MATRIMONIAL WARDROBE 1	5.7 m2
	BALCONY 1	17 m2
	BEDROOM 2	15.4 m2
	TOILET 2	5.2 m2
	BALCONY 2	8.9 m2
	BEDROOM 3	18.5 m2
	HALLWAY	14.5 m2
	STAIRCASE	5.9 m2
-1 FLOOR	LAUNDRY - STORAGE	8.9 m2
	PARKING	43.6 m2
	TOILET	5.9 m2
	GYM	21.5 m2
	HALLWAY	6.5 m2
	STAIRCASE	6.8 m2
	TOTAL RAMP	24.5 m2

VILLA CHARACTERISTICS	Nr
KITCHEN	1
LIVING ROOM	1
DINING ROOM	1
TOILET	4
BEDROOM	3
SERVICES	5

GENERAL DATA	m2
0 FLOOR SURFACE	96.9 m2
1 FLOOR SURFACE	126.9 m2
-1 FLOOR SURFACE	111.8 m2

TOTAL CONSTRUCTION SURFACE = 335.6 m2

VILLA PLOT	SURFACE
BUILDING PLOT AREA	96.9 m2
SIDEWALK + STAIRCASE	14 m2
EXPOSED RAMP SURFACE	47.5 m2
PORCH (SETUP)	24 m2
OUTSIDE PARKING SURFACE	31.6 m2
SWIMMING POOL SURFACE	25 m2
GREEN ADJUSTMENT AREA SURFACE	315.5 m2
TOTAL PLOT AREA	554.5 m2

0 FLOOR



LEGEND

	LIVING ROOM	27.6 M2
	TOILET	3.6 M2
	DINING ROOM	12.8 M2
	KITCHEN	16.8 M2
	HALLWAY	15 M2
	STAIRCASE	7 M2
	PORCH	24 M2
	GREEN SPACES	315.5 M2
	SWIMMING POOL	25 M2
	PARKING	31.4 M2
	RAMP	1.9 M2
	SIDEWALK + STAIRCASE	14.7 M2

1 FLOOR



LEGEND

	MATRIMONIAL ROOM 01	15.7 M2
	MATRIMONIAL TOILET 01	3.7 M2
	MATRIMONIAL WARDROBE 01	5.7 M2
	BALCONY 1	17 M2
	BEDROOM 02	15.4 M2
	TOILET 02	5.2 M2
	BALCONY 2	8.9 M2
	BEDROOM 03	18.5 M2
	HALLWAY	14.5 M2
	STAIRCASE	5.9 M2









SeeEra VILLA

SeeEra VILLA

A testament of nature's art and human craftsmanship. Here the wind whispers your stories that will be remembered.

TECHNICAL DATA

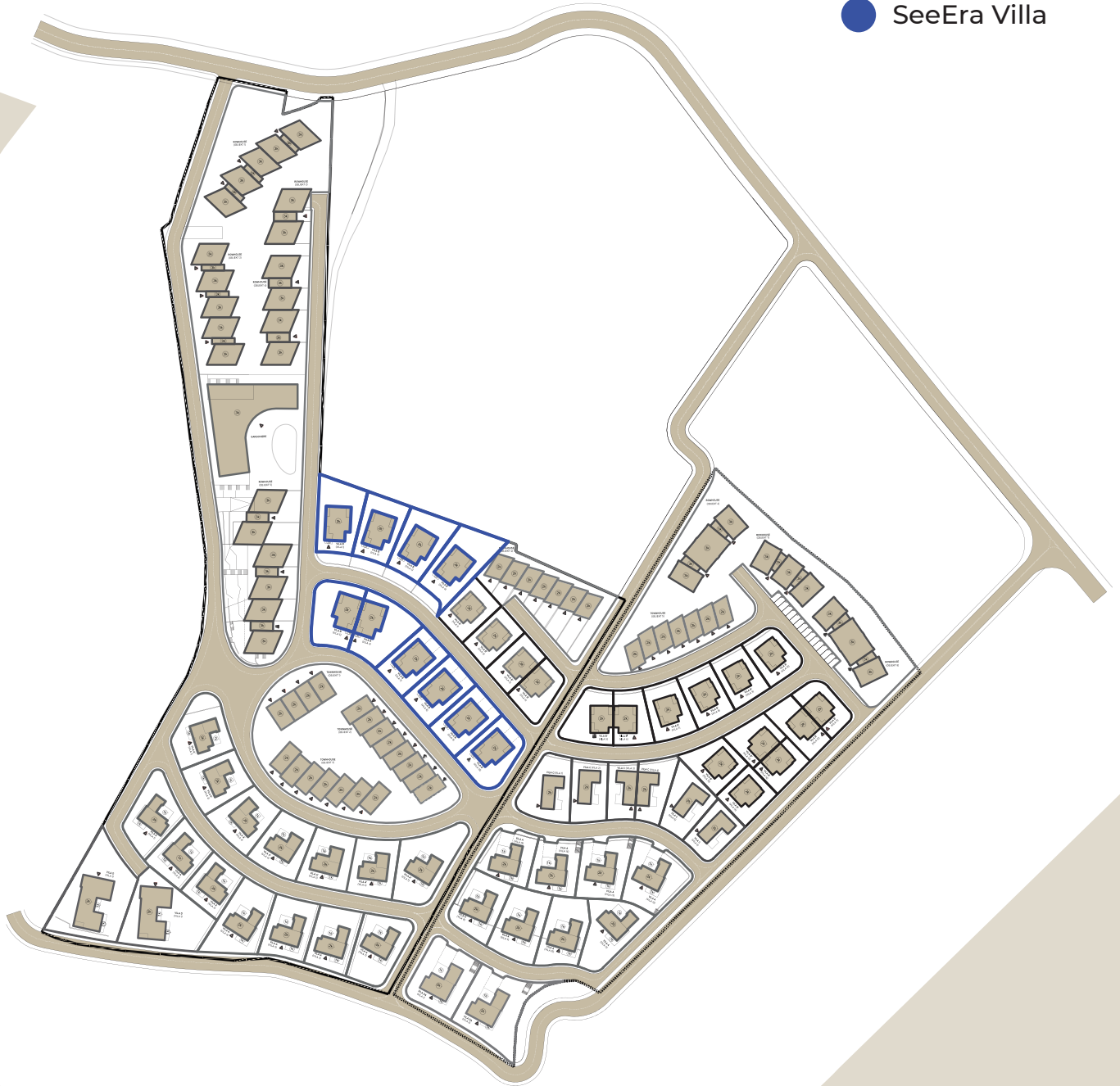
TOTAL VILLAS: 10

TOT. BUILDING AREA: Villas of this typology range from 337.5 m² to 360.2 m²

0 FLOOR SURFACE: 107.5 m²

1 FLOOR SURFACE: 136.6 m²

-1 FLOOR SURFACE: 93.4 m²



FUNCTION

SeeEra Villas occupy the last two plots within the complex at the lowest price, offering a perfect blend of sophistication and functionality. Villa SeeEra has a carefully designed architectural plan that includes two floors and a basement, carefully meeting the needs of modern living. On the ground floor, the living area of the day takes center stage, comprising attractive living, dining and kitchen spaces, complemented by a toilet. Going upstairs, you will find the quiet night area, with bedrooms and bathrooms. In the basement there are service spaces, such as: laundry, storage, gym and parking lot. In the villa's master plan, green spaces gracefully traverse the entire building. Access to these wonderful villas is strategically located from the south side, allowing the green space and backyard to remain untouched and free, offering the villa a panoramic view.

CONCEPT

The architectural concept is ingeniously characterized by a compact form, which skillfully creates dynamic expressions by occasionally "eating" the corners of the structure. This design element adds elegance to the villa. To enhance the connection with the city panorama, glass spaces are skillfully integrated, framing stunning views from within.

THE MATERIALS

The facade of the villa is skillfully decorated with environmentally friendly materials, especially the thermal facade according to the norms of energy efficiency with excellent performance against different climatic conditions thus ensuring the optimal temperature of the indoor environment. Moreover, it includes decorative black bricks, carefully integrated as a modern element, which creates a pleasant interaction between the villa and its natural surroundings.



USABLE AREA		m2
0 FLOOR	KITCHEN	20.3 m2
	LIVING ROOM	28.3 m2
	DINING ROOM	15.7 m2
	0 FLOOR TOILET	3.4 m2
	HALLWAY	14.6 m2
	STAIRCASE	8.7 m2
1 FLOOR	MATRIMONIAL ROOM	19.5 m2
	MATRIMONIAL TOILET	7.5 m2
	MATRIMONIAL WARDROBE	11.7 m2
	BEDROOM 2	16.9 m2
	TOILET 2	5.2 m2
	WARDROBE 2	4 m2
	BEDROOM 3	15.9 m2
	TOILET 3	5.8 m2
	WARDROBE 3	5.6 m2
	HALLWAY	17.6 m2
-1 FLOOR	STAIRCASE	8.7 m2
	LAUNDRY - STORAGE	9.6 m2
	PARKING	28.5 m2
	TOILET	4.2 m2
	GYM	16.5 m2
	HALLWAY	10 m2
	STAIRCASE	8.7 m2
	TOTAL RAMP	48.6 m2

VILLA CHARACTERISTICS	Nr
KITCHEN	1
LIVING ROOM	1
DINING ROOM	1
TOILET	5
BEDROOM	3
SERVICES	5

GENERAL DATA	m2
0 FLOOR SURFACE	107.5 m2
1 FLOOR SURFACE	136.6 m2
-1 FLOOR SURFACE	93.4 m2

TOTAL CONSTRUCTION SURFACE = 337.5 m2

VILLA PLOT	SURFACE
BUILDING PLOT AREA	107.5 m2
SIDEWALK + STAIRCASE	25.2 m2
EXPOSED RAMP SURFACE	46 m2
SWIMMING POOL SURFACE	25 m2
OUTSIDE PARKING SURFACE	41.3 m2
GREEN ADJUSTMENT AREA SURFACE	336.3 m2
TOTAL PLOT AREA	581.3 m2

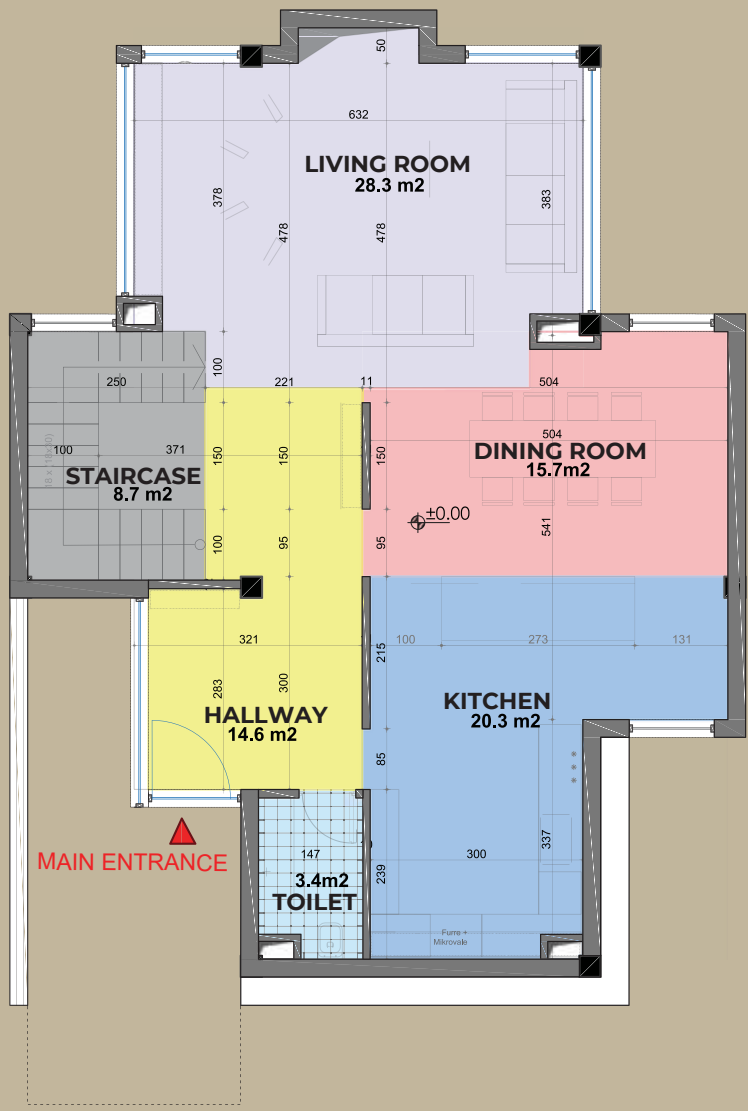
0 FLOOR



LEGEND

	LIVING ROOM	28.3 M2
	TOILET	3.4 M2
	DINING ROOM	15.7 M2
	KITCHEN	20.3 M2
	HALLWAY	14.6 M2
	STAIRCASE	8.7 M2
	GREEN SPACES	336.3 M2
	SWIMMING POOL	25 M2
	PARKING	41.3 M2
	RAMP	46 M2
	SIDEWALK + STAIRCASE	25.2 M2

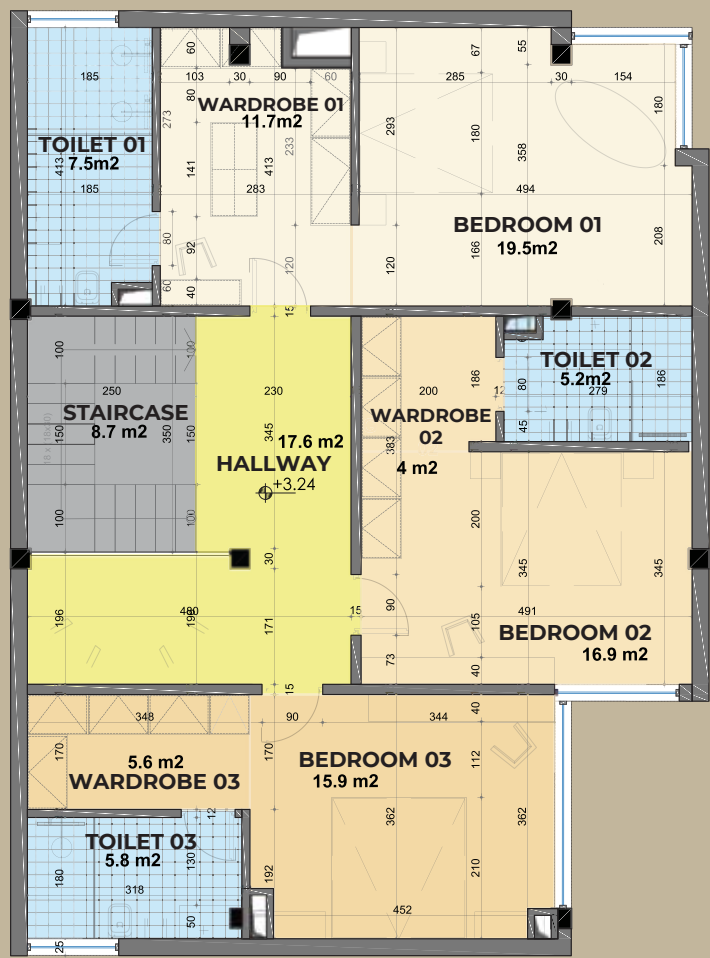
0 FLOOR



LEGEND

	LIVING ROOM	28.3 M2
	TOILET	3.4 M2
	DINING ROOM	15.7 M2
	KITCHEN	20.3 M2
	HALLWAY	14.6 M2
	STAIRCASE	8.7 M2

1 FLOOR



LEGJENDA

	MATRIMONIAL ROOM 01	19.5 M2
	MATRIMONIAL TOILET 01	7.5 M2
	MATRIMONIAL WARDROBE 01	11.7 M2
	BEDROOM 02	16.9 M2
	TOILET 02	5.2 M2
	WARDROBE 02	4 M2
	BEDROOM 03	15.9 M2
	TOILET 03	5.8 M2
	WARDROBE 03	5.6 M2
	HALLWAY	17.6 M2
	STAIRCASE	8.7 M2

-1 FLOOR



LEGJENDA

	PARKING	28.5 M2
	HALLWAY	10 M2
	LAUNDRY + STORAGE	9.6 M2
	GYM	16.5 M2
	TOILET	4.2 M2
	STAIRCASE	8.7 M2









SeeDrita **VILLA**

SeeDrita VILLA

Where a light of happiness guides you
around every corner.

TECHNICAL DATA

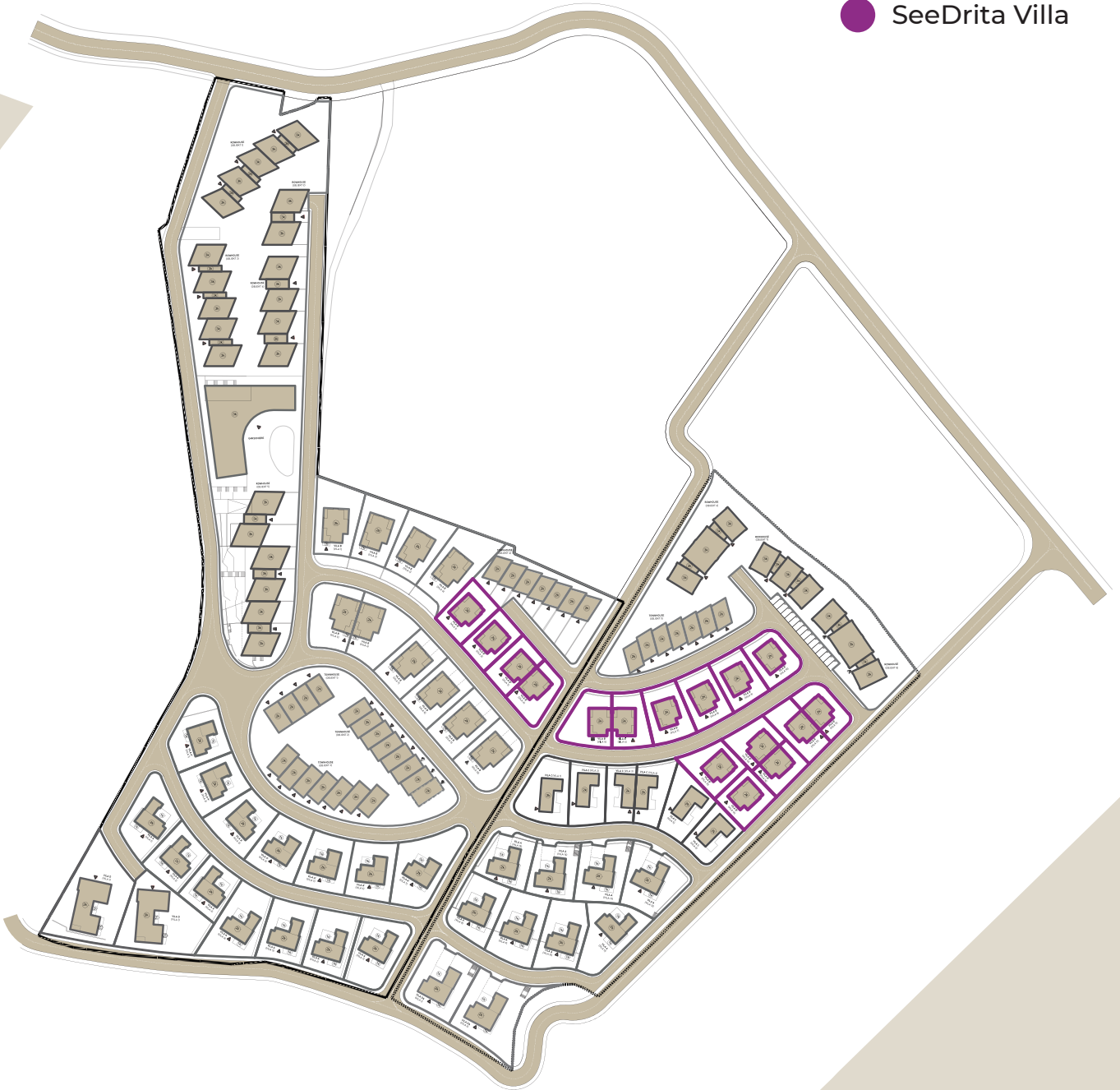
TOTAL VILLAS: 16

TOT. BUILDING AREA: Villas of this typology range
from 260.4 m² to 268.8 m²

0 FLOOR SURFACE: 82.8 m²

1 FLOOR SURFACE: 101.8 m²

-1 FLOOR SURFACE: 83.5 m²



FUNCTION

The SeeDrita villas occupy the last two plots on the lower lot on the north-west side of the complex, as a smaller variant of the SeeEra villa. SeeDrita villas have a carefully designed architectural plan, comprising two floors and a basement, carefully meeting the needs of modern living. On the ground floor, the living area takes center stage, comprising attractive living, dining and kitchen spaces, complemented by a WC. Going upstairs, you will find the quiet night area with bedrooms and bathrooms. In the basement there are service spaces, such as: laundry, storage, gym and parking lot. In the villa's master plan, green spaces gracefully traverse the entire building. Access to these wonderful villas is strategically located from the south side, allowing the green space and backyard to remain untouched and free, offering the villa a panoramic view.

CONCEPT

The architectural concept is ingeniously characterized by a compact form, which skillfully creates dynamic expressions by occasionally biting the corners of the structure. This design element adds elegance to the villa. To enhance the connection with the city panorama, glass spaces are skillfully integrated, framing stunning views from within.

THE MATERIALS

The facade of the villa is skillfully decorated with environmentally friendly materials, especially the thermal facade according to the norms of energy efficiency with excellent performance against different climatic conditions, thus ensuring the optimal temperature of the internal environment in every room. Moreover, it includes decorative black bricks, carefully integrated as a modern element, which creates a pleasant interaction between the villa and its natural surroundings.



USABLE AREA		m2
0 FLOOR	KITCHEN	13.9 m2
	LIVING ROOM	22.4 m2
	DINING ROOM	9.6 m2
	0 FLOOR TOILET	1.8 m2
	HALLWAY	13 m2
	STAIRCASE	7.2 m2
1 FLOOR	MATRIMONIAL ROOM 1	15.8 m2
	MATRIMONIAL TOILET 1	6.7 m2
	MATRIMONIAL WARDROBE 1	9 m2
	BEDROOM 2	12.6 m2
	TOILET 2	4.7 m2
	WARDROBE 2	3.3 m2
	BEDROOM 3	15.4 m2
	TOILET 3	5 m2
	HALLWAY	6.5 m2
	STAIRCASE	7.5 m2
-1 FLOOR	GYM	27.9 m2
	STORAGE	13.3 m2
	TOILET	5.2 m2
	HALLWAY	5.3 m2
	STAIRCASE	6.9 m2
	LAUNDRY	6.1 m2

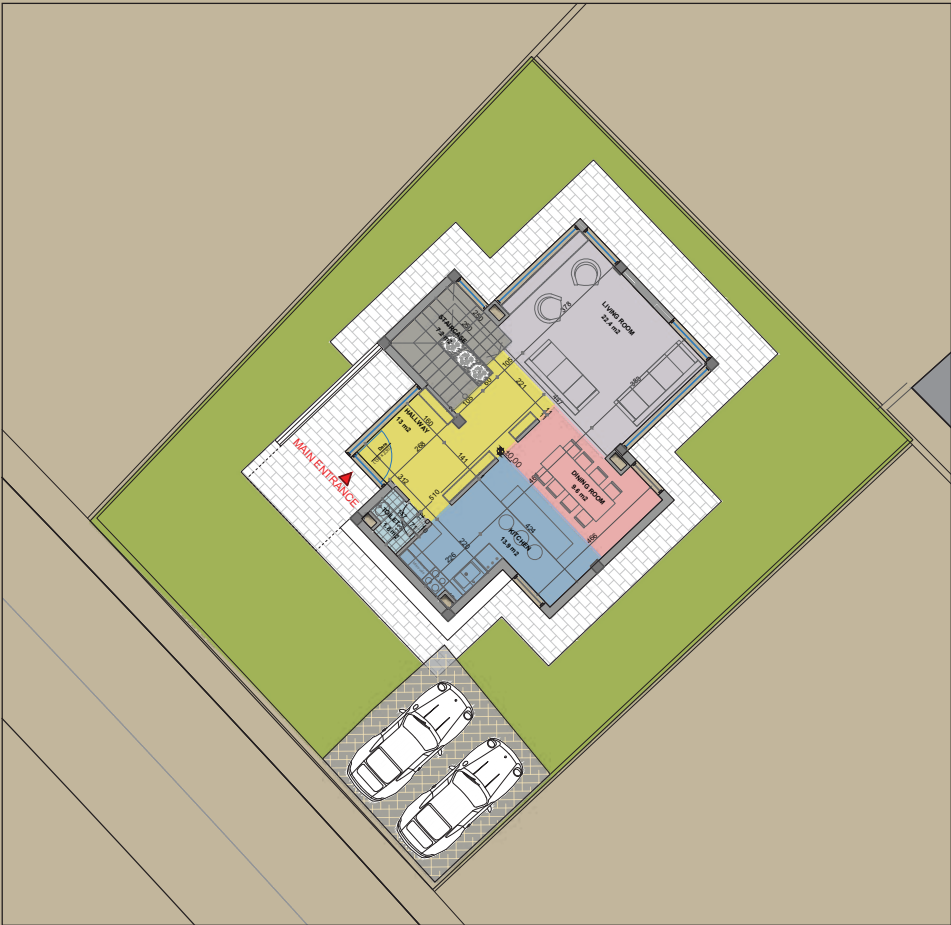
VILLA CHARACTERISTICS	Nr
KITCHEN	1
LIVING ROOM	1
DINING ROOM	1
TOILET	5
BEDROOM	3
SERVICES	3

GENERAL DATA	m2
0 FLOOR SURFACE	82.7 m2
1 FLOOR SURFACE	101.8 m2
-1 FLOOR SURFACE	78.5 m2

TOTAL CONSTRUCTION SURFACE = 263 m2

VILLA PLOT	SURFACE
BUILDING PLOT AREA	82.7 m2
OUTSIDE PARKING SURFACE	24.4 m2
SIDEWALK SURFACE	55.1 m2
GREEN ADJUSTMENT AREA SURFACE	142.5 m2
TOTAL PLOT AREA	304.7 m2

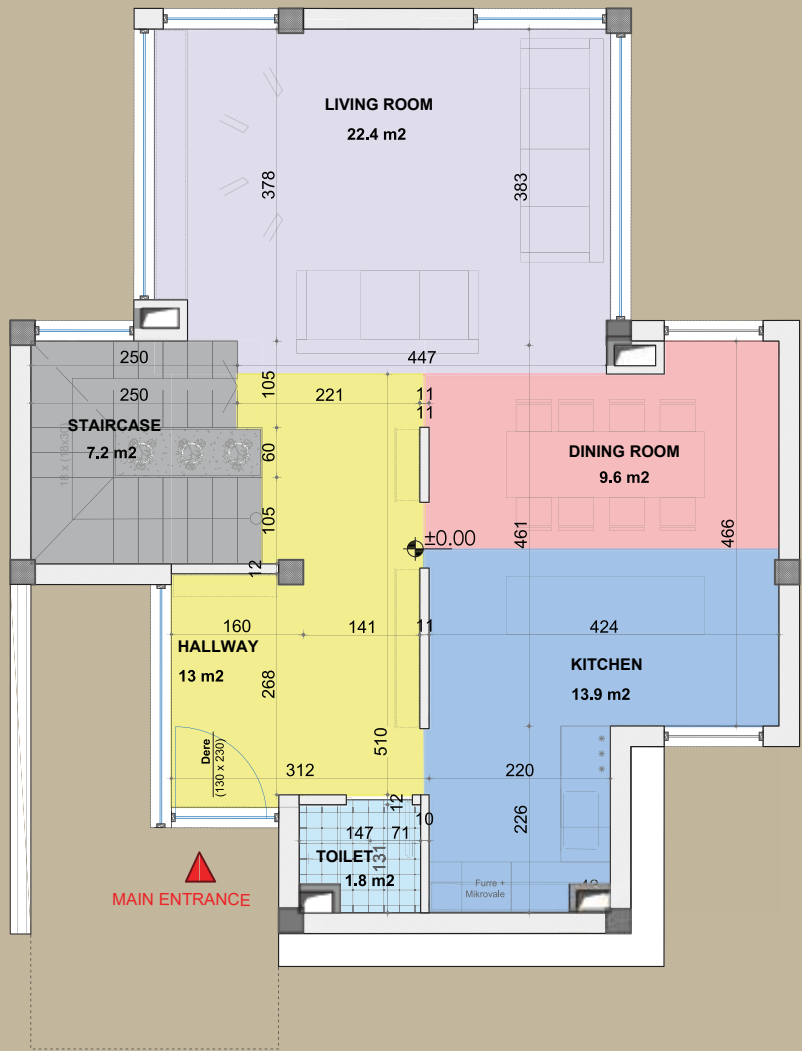
0 FLOOR



LEGEND

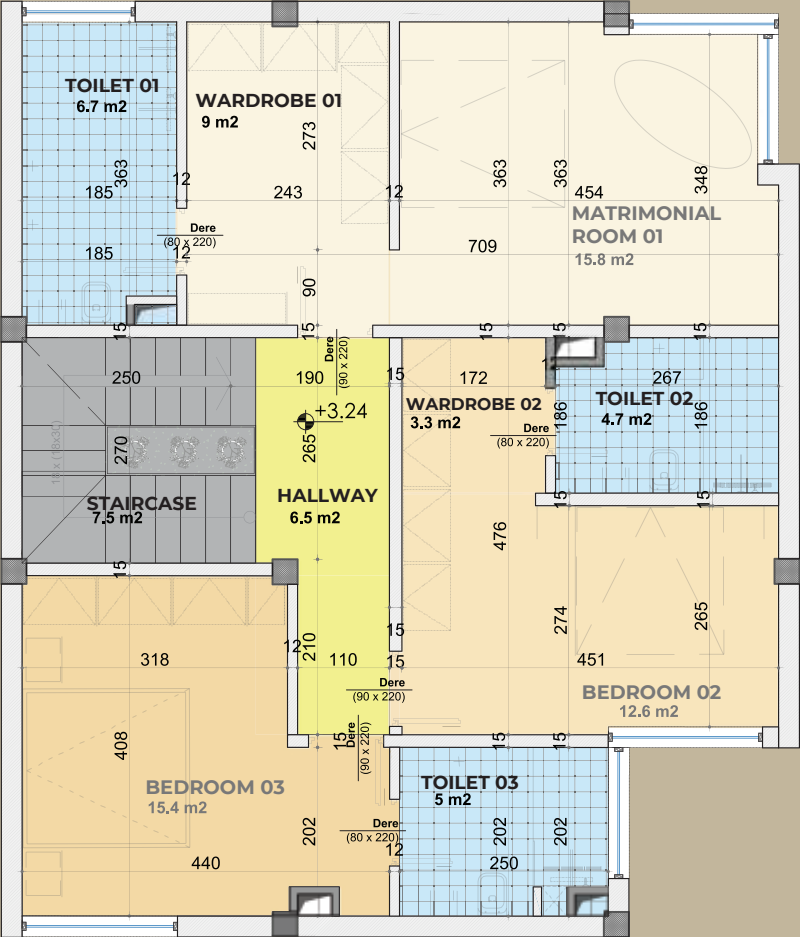
	LIVING ROOM	22.4 M2
	TOILET	1.8 M2
	DINING ROOM	9.6 M2
	KITCHEN	13.9 M2
	HALLWAY	13 M2
	STAIRCASE	7.2 M2
	GREEN SPACES	142.5 M2
	PARKING	24.4 M2
	SIDEWALK	55.1 M2

0 FLOOR



LEGEND		
	LIVING ROOM	22.4 M2
	TOILET	1.8 M2
	DINING ROOM	9.6 M2
	KITCHEN	13.9 M2
	HALLWAY	13 M2
	STAIRCASE	7.2 M2

1 FLOOR



LEGEND

	MATRIMONIAL ROOM 01	15.8 M2
	MATRIMONIAL TOILET 01	6.7 M2
	MATRIMONIAL WARDROBE 01	9 M2
	BEDROOM 02	12.6 M2
	TOILET 02	4.7 M2
	WARDROBE 02	3.3 M2
	BEDROOM 03	15.4 M2
	TOILET 03	5 M2
	HALLWAY	6.5 M2
	STAIRCASE	7.5 M2

-1 FLOOR



LEGEND

STORAGE	13.3 M2
HALLWAY	5.3 M2
LAUNDRY	6.1 M2
GYM	27.9 M2
TOILET	5.2 M2
STAIRCASE	6.9 M2









See Jeta **VILLA**



SeeJeta VILLA

SeeJeta villas stand out as the grandest and most prominent residences within the "SeeHöna" complex. Here the meaningful stories of life will take shape.

TECHNICAL DATA

TOTAL VILLAS: 6

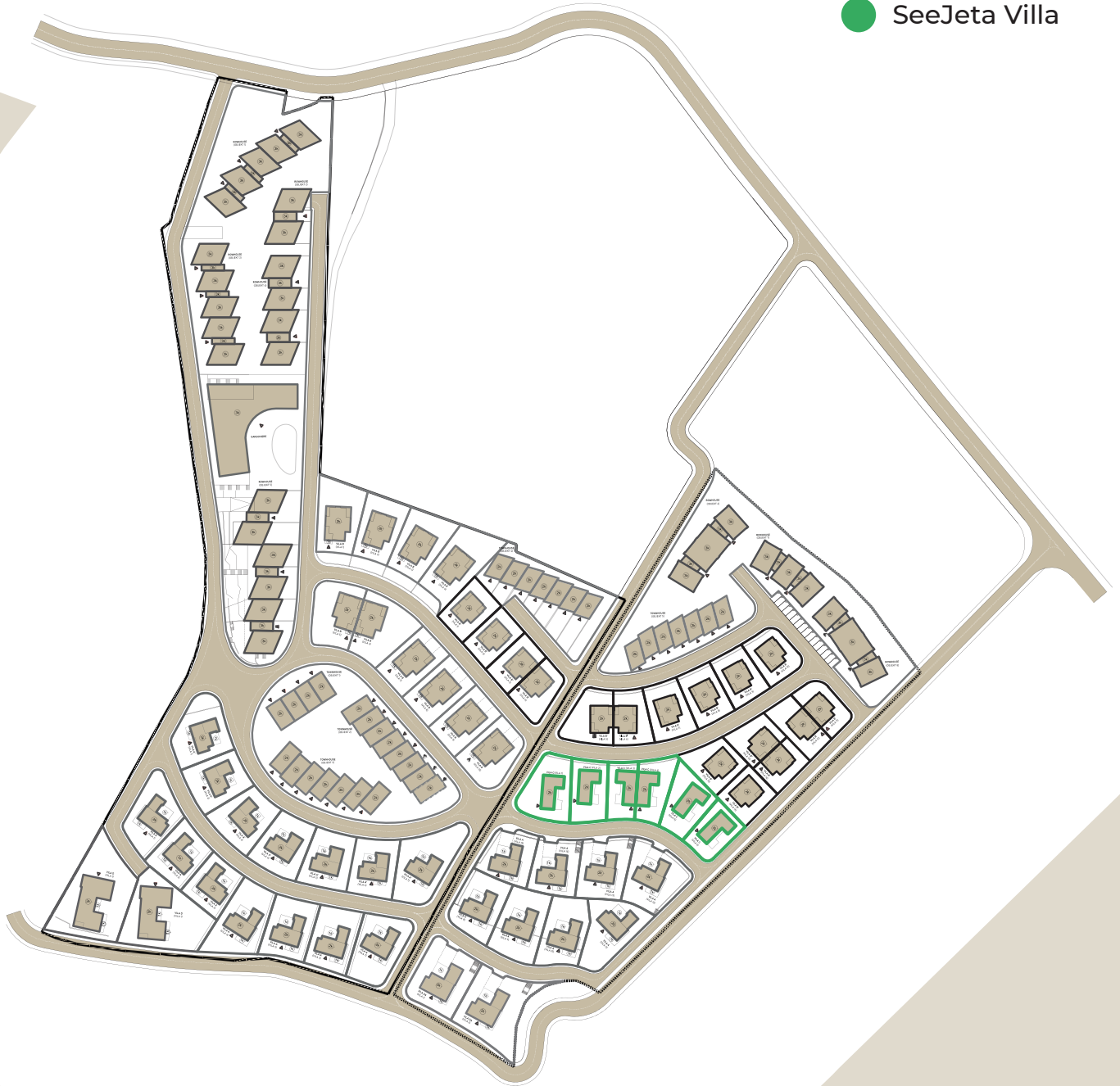
TOT. BUILDING AREA: Villas of this typology start from 289 m2

0 FLOOR SURFACE : 89.5 m2

1 FLOOR SURFACE: 101.4 m2

-1 FLOOR SURFACE: 89.5 m2

SIP. BALLKONE: 8.6 m2



FUNCTION

SeeJeta villas stand out as the most prominent residences within the complex, being the only villa typology that integrates the roof element. The villas are spread over two floors and an underground floor just like the other villas. On the ground floor, the day area takes center stage, harmoniously integrating the living, dining and cooking spaces. All these, even though they are very close to each other, seem very independent due to the L-shaped plan. Going upstairs, the night area unfolds, revealing spacious bedrooms, bathrooms and verandas created by the phasing of the facade and the U-shaped upper floor overlap. The overall plan includes green spaces that surround the entire villa, further enriching the living experience. The approach to these wonderful villas has been carefully designed to fit the terrain, ensuring a harmonious integration with the natural landscape. Various entry points, including direct access from the road, stairs and discreet rear access.

CONCEPT

The architectural concept of the villa is an impressive masterpiece, characterized by the intertwining of two volumes, forming a fascinating L-shape on the ground floor and an embracing U-shape on the upper floor. This clever design choice creates ample ground floor accommodation. The dynamic interplay of private spaces fosters a unique relationship between each villa.

THE MATERIALS

The facade of the villa is meticulously decorated, embodying the concept of a contemporary villa, where the wall covering is harmoniously integrated, bringing charm to the villa with its natural surroundings and further enhancing the sense of belonging to the peaceful environment. Normally, in addition to the decorative element, the facade plays a very important role in the normal functioning against different atmospheric conditions with the thermal elements that it consists of, thus maintaining optimal temperatures according to standard norms of energy efficiency.



	USABLE AREA	m2
0 FLOOR	KITCHEN	14.1 m2
	LIVING ROOM	24.3 m2
	DINING ROOM	19.9 m2
	0 FLOOR TOILET	2 m2
	HALLWAY	9 m2
	STAIRCASE	4.9 m2
	STORAGE	1.8 m2
1 FLOOR	MATRIMONIAL ROOM	13.5 m2
	MATRIMONIAL TOILET	6 m2
	BALCONY 1	8.7 m2
	MATRIMONIAL WARDROBE	14.8 m2
	BEDROOM 2	13.4 m2
	BEDROOM 3	12.5 m2
	WARDROBE 3	2.7 m2
	TOILET 3	7.1 m2
	HALLWAY	10.3 m2
	BALCONY 2	3.5 m2
-1 FLOOR	STAIRCASE	4.5 m2
	GYM	14 m2
	PARKING	24.7 m2
	TOILET	2 m2
	HALLWAY	2.8 m2
	STORAGE	2 m2
	STAIRCASE	4.8 m2
	LAUNDRY	5.9 m2
	TOTAL RAMP	48.8 m2

VILLA CHARACTERISTICS	Nr
KITCHEN	1
LIVING ROOM	2
DINING ROOM	1
TOILET	4
BEDROOM	3
SERVICES	5
BALCONY	2

GENERAL DATA	m2
0 FLOOR SURFACE	89.5 m2
1 FLOOR SURFACE	101.4 m2
-1 FLOOR SURFACE	89.5 m2
BALCONY SURFACE	8.6 m2

TOTAL CONSTRUCTION SURFACE = 289 m2

VILLA PLOT	SURFACE
BUILDING PLOT AREA	89.5 m2
OUTSIDE PARKING SURFACE	27 m2
SIDEWALK SURFACE	39.5 m2
EXPOSED RAMP SURFACE	48.8 m2
GREEN ADJUSTMENT AREA SURFACE	276.8 m2
TOTAL PLOT AREA	481.6 m2

0 FLOOR



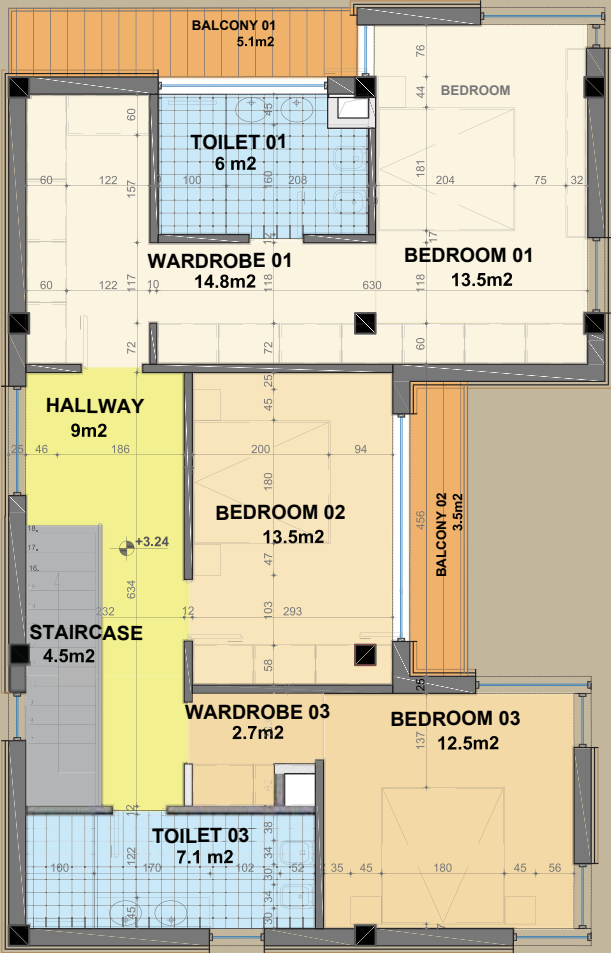
LEGEND

	LIVING ROOM	24.3 M2
	TOILET	2 M2
	DINING ROOM	19.9 M2
	KITCHEN	14.1 M2
	HALLWAY	9 M2
	STAIRCASE	4.9 M2
	STORAGE	1.8 M2
	GREEN SPACES	276.8 M2
	PARKING	27 M2
	RAMP	48.8 M2
	SIDEWALK	39.5 M2

0 FLOOR



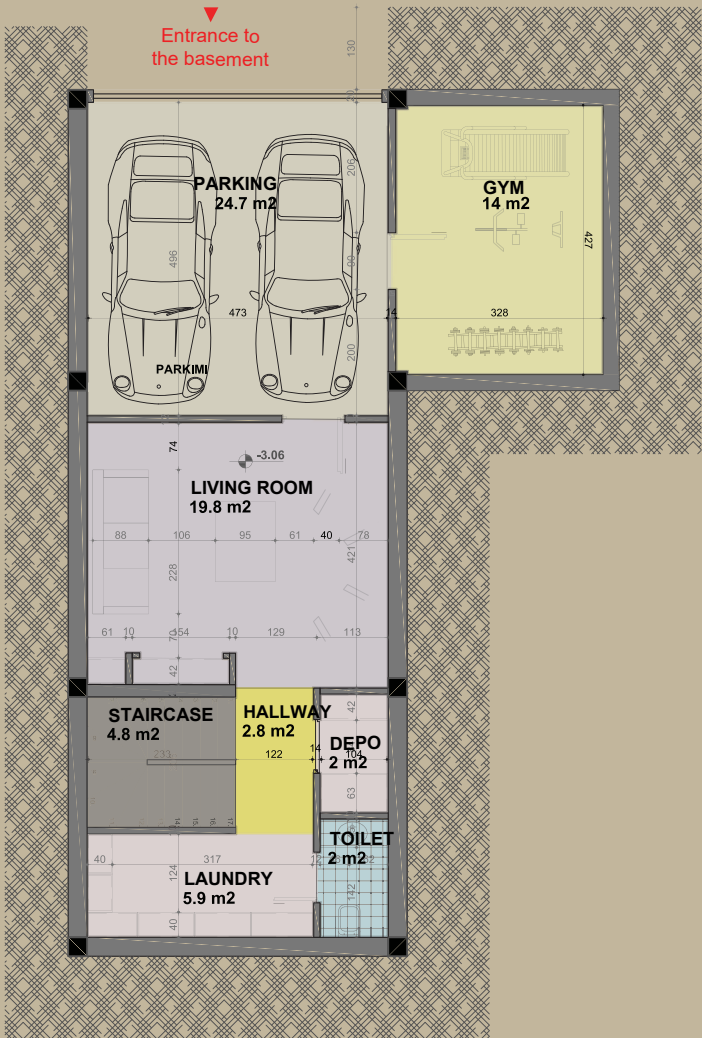
1 FLOOR



LEGEND

	MATRIMONIAL ROOM 01	13.5 M2
	MATRIMONIAL TOILET 01	6 M2
	MATRIMONIAL WARDROBE 01	14.8 M2
	BEDROOM 02	13.4 M2
	BEDROOM 03	12.5 M2
	TOILET 03	7.1 M2
	WARDROBE 03	2.7 M2
	HALLWAY	10.3 M2
	STAIRCASE	4.5 M2
	BALCONY 1	5.1 M2
	BALCONY 2	3.5 M2

-1 FLOOR



LEGEND

	PARKING	24.7 M2
	HALLWAY	2.8 M2
	LAUNDRY	5.9 M2
	STORAGE	2 M2
	GYM	14 M2
	TOILET	2 M2
	STAIRCASE	4.8 M2









SeeMagji VILLA

SeeMagji VILLA

This villa is set within a fairytale kingdom and embodies elegance and magic.

TECHNICAL DATA

TOTAL VILLAS: 2

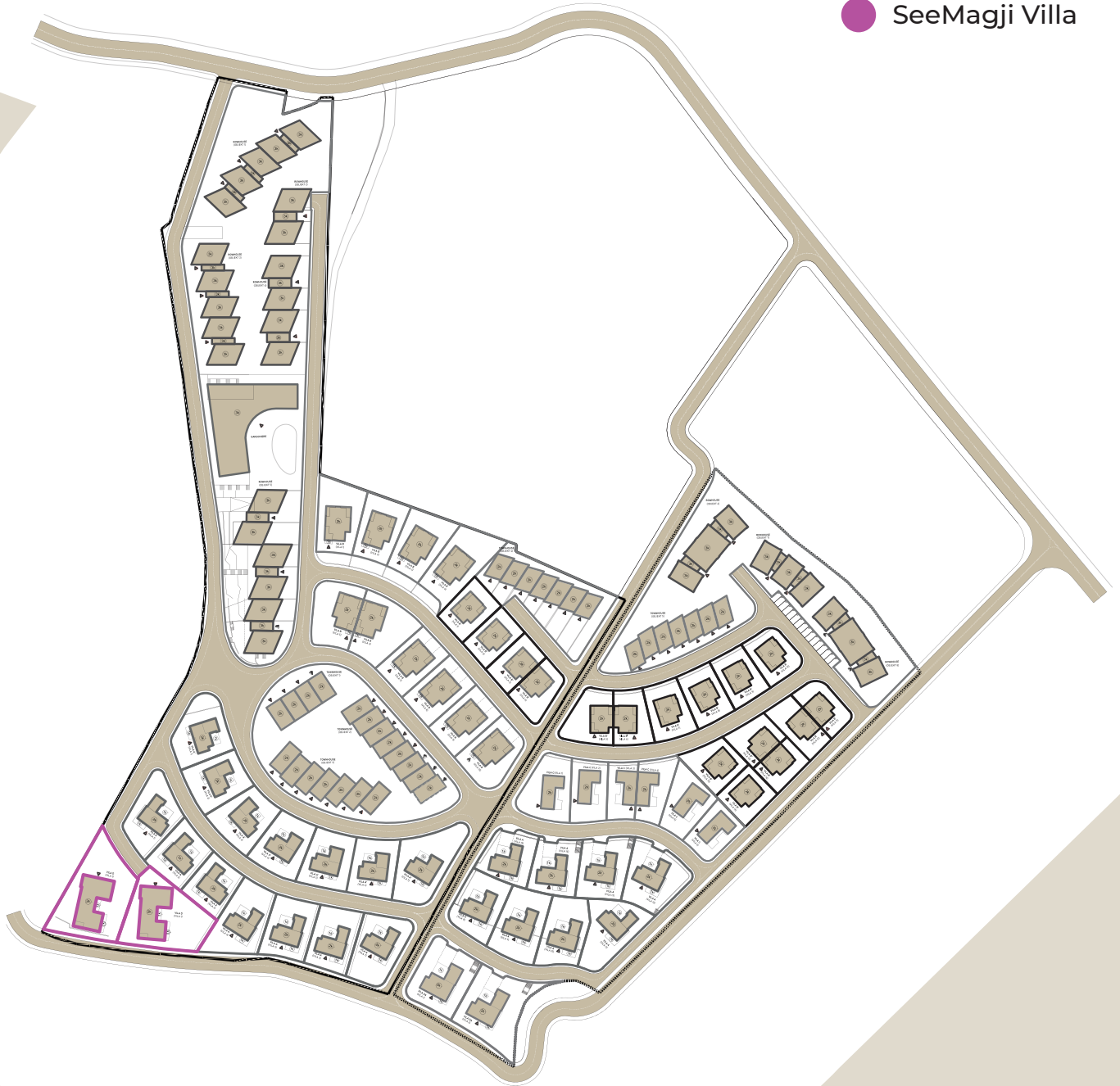
TOT. BUILDING AREA: Villas of this typology start from 496 m2

0 FLOOR SURFACE: 227.4 m2

1 FLOOR SURFACE: 181.6 m2

-1 FLOOR SURFACE: 230 m2

BALCONY SURFACE: 45.7 m2



FUNCTION

This typology is positioned in the last part of the residence as a typology similar to that of the SeeZana villas, but with larger dimensions, with an urban plan that includes two floors and an underground floor. On the ground floor, the day areas have been developed that include the living, dining and cooking area and the toilet. On the upper floor is the night area with bedrooms and toilets, while on the basement floor there are service spaces, such as: gym, storage, toilet and parking. Green spaces surround the entire building, thus creating a more private environment.

CONCEPT

Since it can be considered as the most enlarged and comfortable variant of the SeeZana villa, the volume of the object of this villa is characterized by the combination of the Z shape of the ground floor plan with the L shape of the first floor plan, creating a volumetric game which allows the creation of verandas and loggias as relaxation and relaxation spaces.

THE MATERIALS

The materials used in the facade will be ecological, remaining loyal to the natural elements that surround the building. The external system of the building will be realized between the thermal facade according to the norms of energy efficiency with excellent performance against atmospheric factors, thus ensuring the optimal temperature of the internal environment. The parapets of the balconies are designed with glass to allow as much light and clarity of the interior view as possible.



	USABLE AREA	m2
0 FLOOR	LIVING ROOM	52.4 m2
	0 FLOOR TOILET 1	3.6 m2
	DINING ROOM	17.8 m2
	KITCHEN	19.4 m2
	HALLWAY	21.2 m2
	STAIRCASE	5.6 m2
	HOBBY ROOM	24.9 m2
	STUDIO	18.1 m2
	BEDROOM 1	15.7 m2
	BEDROOM 2	12 m2
1 FLOOR	0 FLOOR TOILET 2	5.1 m2
	MATRIMONIAL ROOM	35.8 m2
	MATRIMONIAL TOILET 1	9.7 m2
	MATRIMONIAL WARDROBE	12.2 m2
	TOILET 2	9.7 m2
	BEDROOM 2	13.5 m2
	BEDROOM 3	13.7 m2
	BEDROOM 4	17.7 m2
	TOILET 3	4.9 m2
	WARDROBE 2	3.8 m2
-1 FLOOR	HALLWAY	30.4 m2
	STAIRCASE	4.5 m2
	PARKING	53.6 m2
	SAUNA	23.5 m2
	STORAGE	23.5 m2
	GYM	38.2 m2
	TOILET 1	8.8 m2
	LAUNDRY	19.9 m2
	STAIRCASE	5.1 m2
	HALLWAY	25.9 m2
	TOILET 2	5.2 m2
	TOTAL RAMP	75 m2

VILLA CHARACTERISTICS	Nr
KITCHEN	1
LIVING ROOM	1
DINING ROOM	1
TOILET	7
BEDROOM	6
SERVICES	7

GENERAL DATA	m2
0 FLOOR SURFACE	227.4 m2
1 FLOOR SURFACE	181.7 m2
-1 FLOOR SURFACE	230 m2

TOTAL CONSTRUCTION SURFACE = 639.1 m2

VILLA PLOT	SURFACE
BUILDING PLOT AREA	227.4 m2
SIDEWALK + STAIRCASE	12.6 m2
EXPOSED RAMP SURFACE	25.9 m2
SWIMMING POOL	36.8 m2
GREEN ADJUSTMENT AREA SURFACE	674 m2
TOTAL PLOT AREA	976.7 m2

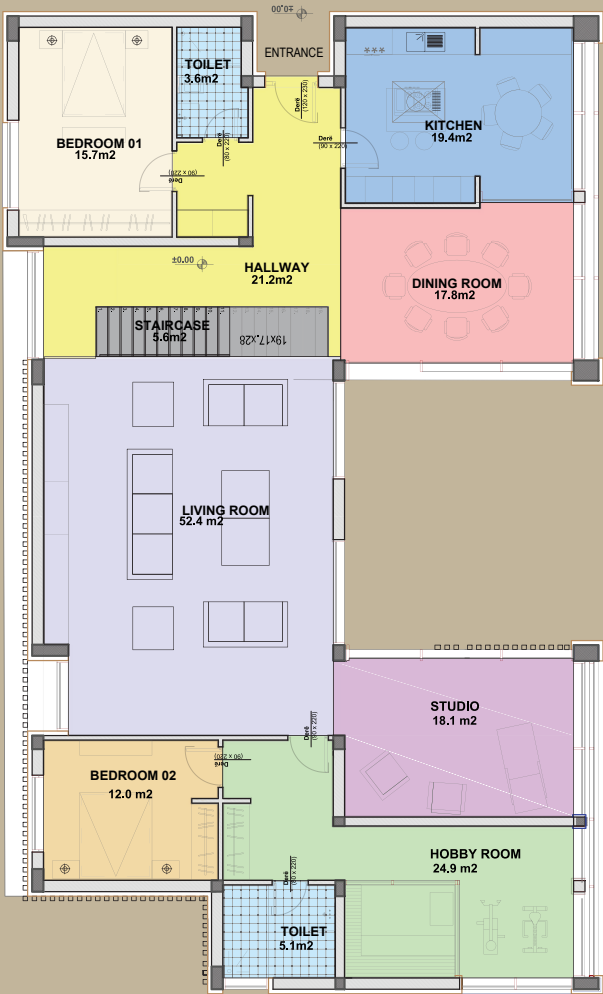
0 FLOOR



LEGEND

	LIVING ROOM	52.4 M2
	TOILET 01	3.6 M2
	DINING ROOM	17.8 M2
	KITCHEN	19.4 M2
	HALLWAY	21.2 M2
	STAIRCASE	5.6 M2
	HOBBY ROOM	24.9 M2
	STUDIO	18.1 M2
	BEDROOM 01	15.7 M2
	BEDROOM 02	12 M2
	TOILET 02	5.1 M2
	GREEN SPACES	674 M2
	SWIMMING POOL	36.8 M2
	RAMP	25.9 M2
	STAIRCASE	12.6 M2

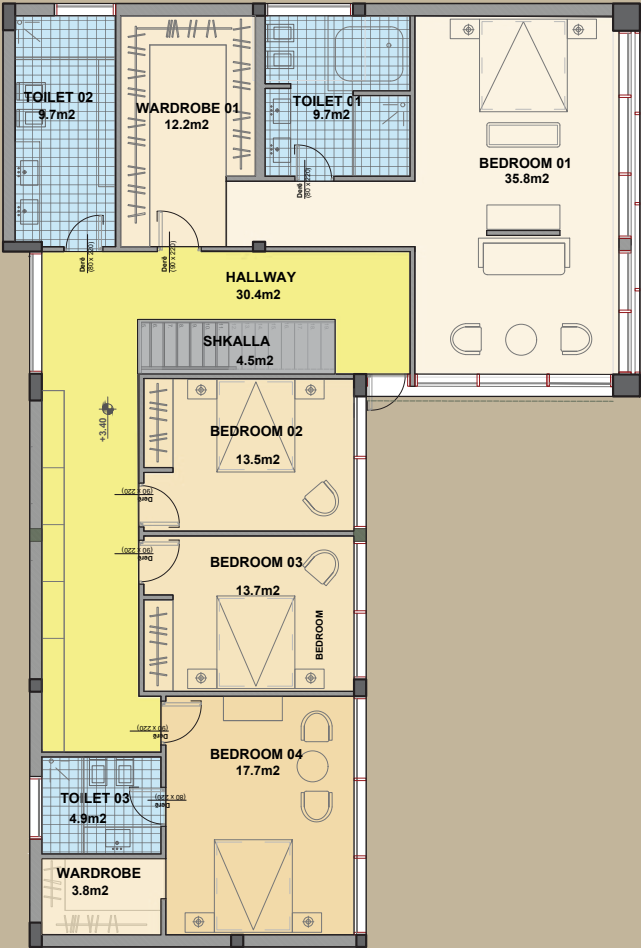
0 FLOOR



LEGEND

LIVING ROOM	52.4 M2
TOILET 01	3.6 M2
DINING ROOM	17.8 M2
KITCHEN	19.4 M2
HALLWAY	21.2 M2
STAIRCASE	5.6 M2
HOBBY ROOM	24.9 M2
STUDIO	18.1 M2
BEDROOM 01	15.7 M2
BEDROOM 02	12 M2
TOILET 02	5.1 M2

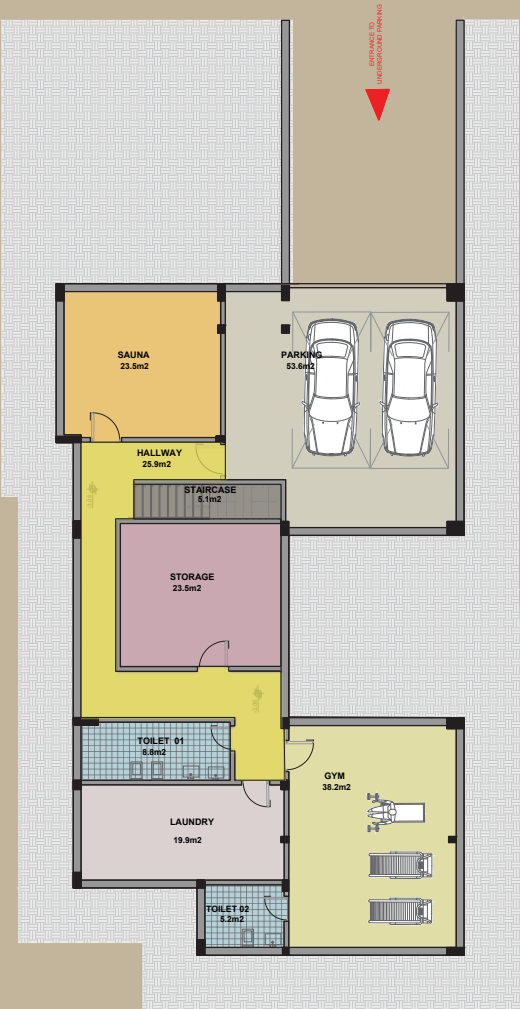
1 FLOOR



LEGEND

	MATRIMONIAL ROOM 01	35.8 M2
	MATRIMONIAL TOILET 01	9.7 M2
	MATRIMONIAL WARDROBE 01	12.2 M2
	TOILET 02	9.7 M2
	BEDROOM 02	13.5 M2
	BEDROOM 03	13.7 M2
	BEDROOM 04	17.7 M2
	TOILET 03	4.9 M2
	MATRIMONIAL WARDROBE 02	3.8 M2
	HALLWAY	30.4 M2
	STAIRCASE	4.5 M2

-1 FLOOR



LEGEND

PARKING	53.6 M2
SAUNA	23.5 M2
STORAGE	23.5 M2
GYM	38.2 M2
TOILET 01	8.8 M2
LAUNDRY	19.9 M2
STAIRCASE	5.1 M2
HALLWAY	25.9 M2
TUALET 02	5.2 M2









See Enderr **VILLA**

SeeËndërr VILLA

Villa SeeËndërr is considered the elite villa of this complex, which aims to make you live your dream.

TECHNICAL DATA

TOTAL VILLAS: 2

TOT. BUILDING AREA: Villas of this typology start from 639.1 m2

0 FLOOR SURFACE : 133.6 m2

1 FLOOR SURFACE: 128.6 m2

-1 FLOOR SURFACE: 163.3 m2

SIP. BALLKONE: 43.5 m2



FUNCTION

SeeEndërr villas are considered the elite villas of this complex, so they are few in number. Positioned at the highest point of the complex, these villas offer unparalleled panoramic views, not only of the complex, but also of the entire area. Located at the highest point within the complex, they offer a panoramic view. The villas include two floors above ground and one floor underground. They have a very wide extension on the ground floor of their layout compared to other villas. On the ground floor we will find the living space, the kitchen, the dining space, 2 bedrooms, the gym and a studio. On the upper floor we will find 3 bedrooms and a large matrimonial room, which have access to the veranda. The basement will be quite spacious, which allows the creation of different spaces, such as: a gym, parking for 2-4 cars, laundry, storage, toilet and why not a sauna. There is also no way to miss the swimming pool and the large green area around the building.

CONCEPT

The architectural concept is characterized by the connection of the ground floor in the shape of the letter U, which makes it possible to create independent spaces inside the apartment while maintaining connections with different parts of the exterior arrangement of the villa. At the same time, all spaces are oriented in such a way that they have a view of the pool. On the other hand, the upper floor overlaps in an L-shape, enabling the creation of wide verandas that offer a stunning view. To enhance the connection with the city panorama, glass spaces are skillfully integrated, framing stunning views from within.

THE MATERIALS

The facade of the villa is skillfully decorated, with simple and quite ecological materials that give a sense of purity and harmony. This facade is combined with the black frames of the large windows of the villa, which are elegantly covered by the element of metallic bristolé, also black in color, and thus creates a kind of partial transparency against the arrangement of the villa. But the main element of these facades is their heat-insulating and sound-insulating ability against any atmospheric factor regardless of the season, with an excellent performance according to standard energy efficiency norms.



USABLE AREA		m2
0 FLOOR	KITCHEN	24.4 m2
	LIVING ROOM	40.3 m2
	DINING ROOM	20 m2
	0 FLOOR TOILET	3.2 m2
	WARDROBE	3.7 m2
	HALLWAY	18.4 m2
	STAIRCASE	7.7 m2
	COVERED PORCH	27 m2
1 FLOOR	MATRIMONIAL ROOM	15.7 m2
	MATRIMONIAL TOILET	6 m2
	BALCONY 1	28.5 m2
	MATRIMONIAL WARDROBE	10 m2
	BEDROOM 2	20.7 m2
	WARDROBE 2	7.5 m2
	TOILET 2	4.7 m2
	BEDROOM 3	18.3 m2
	TOILET 3	4 m2
	BALCONY 2	13.2 m2
	HALLWAY	14.7 m2
	STAIRCASE	6.8 m2
-1 FLOOR	GYM	24.2 m2
	PARKING	63.7 m2
	TOILET	4.4 m2
	HALLWAY	12.8 m2
	LAUNDRY + STORAGE	18.3 m2
	STAIRCASE	9 m2
	TOTAL RAMP	48 m2

VILLA CHARACTERISTICS	Nr
KITCHEN	1
LIVING ROOM	1
DINING ROOM	1
TOILET	4
BEDROOM	3
SERVICES	5
BALCONY	2
PORCH	1

GENERAL DATA	m2
0 FLOOR SURFACE	133.6 m2
1 FLOOR SURFACE	128.6 m2
BALCONY SURFACE	43.5 m2
PORCH ADJUSTMENT SURFACE	27 m2
-1 FLOOR SURFACE	163.3 m2

TOTAL CONSTRUCTION SURFACE = 496 m2

VILLA PLOT	SURFACE
BUILDING PLOT AREA	133.6 m2
PORCH ADJUSTMENT SURFACE	27 m2
EXPOSED RAMP SURFACE	5.7 m2
EXPOSED STAIRCASE SURFACE	18 m2
SWIMMING POOL SURFACE	28.5 m2
GREEN ADJUSTMENT AREA SURFACE	400 m2
TOTAL PLOT AREA	612.8 m2

0 FLOOR



LEGEND

	LIVING ROOM	40.3 M2
	TOILET	3.2 M2
	DINING ROOM	20 M2
	KITCHEN	24.4 M2
	HALLWAY	18.4 M2
	WARDROBE	3.7 M2
	STAIRCASE	7.7 M2
	GREEN SPACES	400 M2
	SWIMMING POOL	28.5 M2
	PARKING	41.3 M2
	EXPOSED RAMP	5.7 M2
	STAIRCASE	18 M2

0 FLOOR



LEGEND

	LIVING ROOM	40.3 M2
	TOILET 01	3.2 M2
	DINING ROOM	20 M2
	KITCHEN	24.4 M2
	HALLWAY	18.4 M2
	WARDROBE	3.7 M2
	STAIRCASE	7.7 M2

1 FLOOR



LEGEND

	MATRIMONIAL ROOM 01	15.7 M2
	MATRIMONIAL TOILET 01	6 M2
	MATRIMONIAL WARDROBE 01	10 M2
	BEDROOM 02	20.7 M2
	TOILET 02	4.7 M2
	WARDROBE 02	7.5 M2
	BEDROOM 03	18.3 M2
	TOILET 03	4 M2
	HALLWAY	14.7 M2
	STAIRCASE	6.8 M2
	BALCONY 1	28.5 M2
	BALCONY 2	13.2 M2

-1 FLOOR



LEGEND

	PARKING	63.7 M2
	HALLWAY	12.8 M2
	LAUNDRY +STORAGE	18.3 M2
	GYM	24.2 M2
	WARDROBE	8 M2
	TOILET	4.4 M2
	STAIRCASE	8 M2







SeeYjet 1 VILLAS

SeeYjet 1 VILLAS

A group of 14 interlocking (attached) villas, resembling the harmony of the galaxies come together in cosmic splendor.

TECHNICAL DATA

TOTAL ATTACHED VILLAS: 14

TOTAL SURFACE: 213 m²

0 FLOOR SURFACE: 69.4 m²

1 FLOOR SURFACE: 69.4 m²

-1 FLOOR SURFACE: 69.4 m²



FUNCTION

The module is composed of 14 attached villas. Each module contains day areas on the ground floor and night areas on the first floor. Each villa has an area of about 140 m² and includes a living room, dining room, kitchen, 3 bedrooms and 3 bathrooms, of which 1 is a bathroom. Each module is divided into plots that include parking area and green space. Furthermore, the careful distribution of space includes individual parking areas and green spaces within each module, enhancing the peaceful living experience.

CONCEPT

Elegantly divided into distinct volumes, these modules display different heights. The front facade is separated by wide windows in the living area, expertly framed to create a sense of vertical dynamism. Vertical lines elegantly traverse the entire window space, enhancing the aesthetic appeal.

THE MATERIALS

The facades of these modular villas are not only an expression of architectural aesthetics, but they are facades that meet every standard of energy efficiency against every type of atmospheric condition. This aesthetic is harmoniously complemented by vertical elements of windows, which not only break the horizontality of the line of objects, but also contribute to the architectural charm. The ingenious combination of these materials results in an exquisite combination of textures, shapes and maximum efficiency.



	USABLE AREA	m2
0 FLOOR	DINING ROOM	7.9 m2
	LIVING ROOM	18.2 m2
	KITCHEN	6.8 m2
	HALLWAY	8 m2
	STORAGE	7.8 m2
	STAIRCASE	6.4 m2
	GREEN SPACES	2.3 m2
	TOILET	2.4 m2
1 FLOOR	MATRIMONIAL ROOM 1	12.5 m2
	MATRIMONIAL TOILET 1	3.7 m2
	MATRIMONIAL WARDROBE	3.4 m2
	BEDROOM 2	10.2 m2
	BEDROOM 3	15.3 m2
	TOILET 2	3.6 m2
	HALLWAY	17.6 m2
	STAIRCASE	6 m2
-1 FLOOR	GYM	26.2 m2
	TOILET	4.3 m2
	HALLWAY	9 m2
	STAIRCASE	6.4 m2
	LAUNDRY	7.6 m2
	STORAGE	5.6 m2

VILLA CHARACTERISTICS	Nr
KITCHEN	1
LIVING ROOM	1
DINING ROOM	1
TOILET	4
BEDROOM	3
SERVICES	4

GENERAL DATA	m2
0 FLOOR SURFACE	69.4 m2
1 FLOOR SURFACE	69.4 m2
-1 FLOOR SURFACE	69.4 m2

TOTAL CONSTRUCTION SURFACE = 208.2 m2

VILLA PLOT	SURFACE
BUILDING PLOT AREA	69.4 m2
SIDEWALK + STAIRCASE	46.9 m2
GREEN ADJUSTMENT AREA SURFACE	61.7 m2
TOTAL PLOT AREA	178 m2

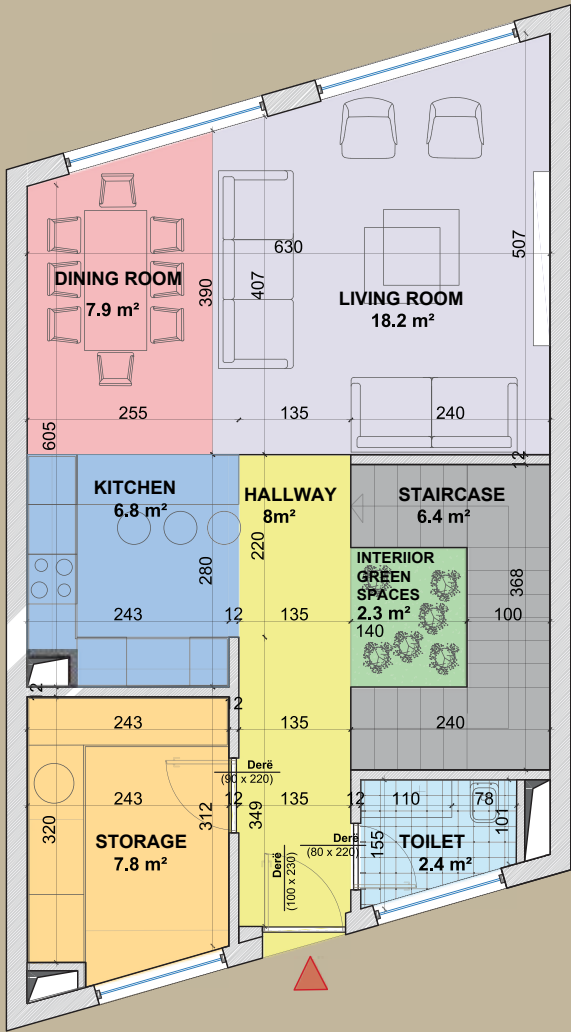
0 FLOOR



LEGEND

	LIVING ROOM	18.2 M2
	DINING ROOM	7.9 M2
	KITCHEN	6.8 M2
	HALLWAY	8 M2
	STAIRCASE	6.4 M2
	STORAGE	7.8 M2
	INTERIOR GREEN SPACE	2.3 M2
	TOILET	2.4 M2
	GREEN SPACES	61.7 M2
	SIDEWALK	46.9 M2

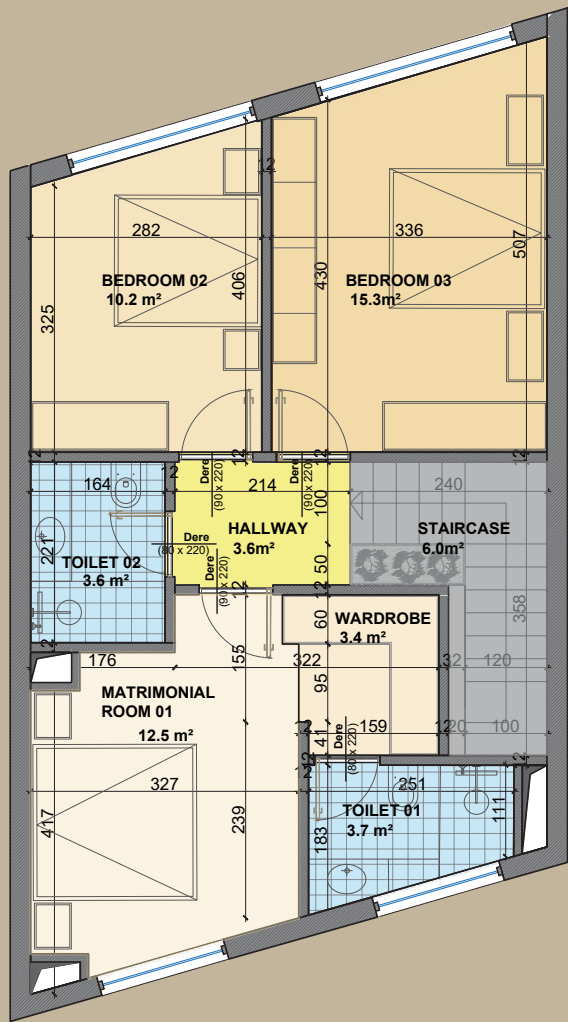
0 FLOOR



LEGEND

	LIVING ROOM	18.2 M2
	DINING ROOM	7.9 M2
	KITCHEN	6.8 M2
	HALLWAY	8 M2
	STAIRCASE	6.4 M2
	STORAGE	7.8 M2
	INTERIOR GREEN SPACES	2.3 M2
	TOILET	2.4 M2

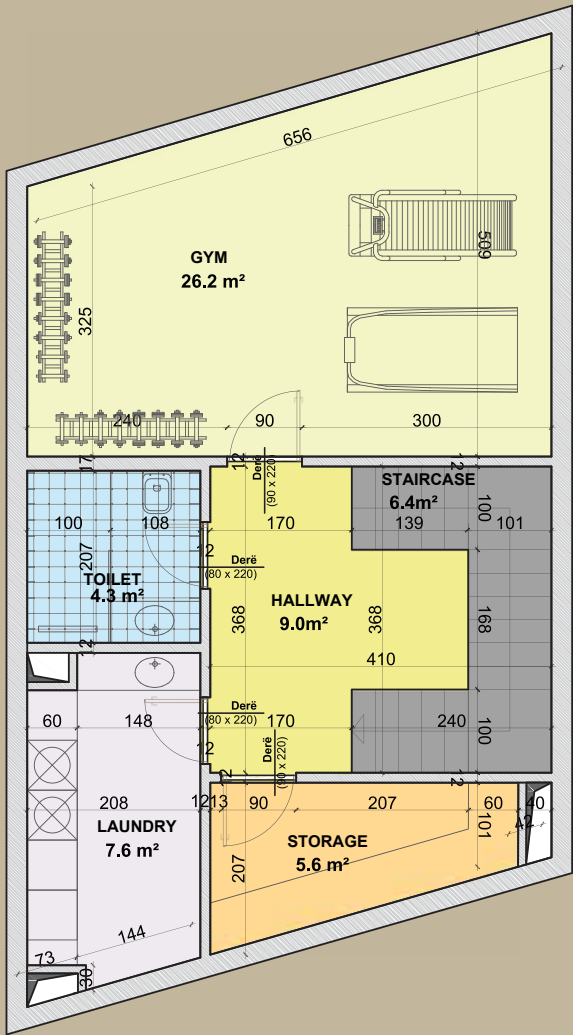
1 FLOOR



LEGEND

	MATRIMONIAL ROOM 01	12.5 M2
	MATRIMONIAL TOILET 01	3.7 M2
	MATRIMONIAL WARDROBE 01	3.4 M2
	BEDROOM 02	10.2 M2
	BEDROOM 03	15.3 M2
	TOILET 02	3.6 M2
	HALLWAY	17.6 M2
	STAIRCASE	6 M2

-1 FLOOR



LEGEND

GYM	26.2 M2
TOILET	4.3 M2
LAUNDRY	7.6 M2
STORAGE	5.6 M2
HALLWAY	9 M2
STAIRCASE	6.4 M2









SeeYjet 2 VILLAS

SeeYjet 2 VILLAS

The module is composed of 19 attached villas, where a whole universe is hidden inside them.

TECHNICAL DATA

TOTAL ATTACHED VILLAS: 19

TOTAL SURFACE: 225 m2

0 FLOOR SURFACE: 75 m2

1 FLOOR SURFACE: 75 m2

-1 FLOOR SURFACE: 75 m2



FUNCTION

The module is composed of 19 attached villas. Each module takes place on two floors and an underground floor. Each villa includes on the ground floor the day area, the living, dining, cooking area and a toilet, while on the first floor it includes 3 bedrooms and 2 toilets. An underground parking solution has been designed for these villas. Each module is divided into plots, where each villa has green spaces, enhancing the peaceful living experience.

CONCEPT

Elegantly divided into distinct volumes, these modules display different heights. The front facade is separated by wide windows in the living area, expertly framed to create a sense of vertical dynamism. Vertical lines elegantly traverse the entire window space, enhancing the aesthetic appeal.

THE MATERIALS

The facades of these modular villas are not only an expression of architectural aesthetics, but they are facades that meet every standard of energy efficiency against every type of atmospheric condition. This aesthetic is harmoniously complemented by vertical elements of windows, which not only break the horizontality of the line of objects, but also contribute to the architectural charm. The ingenious combination of these materials results in an exquisite combination of textures, shapes and maximum efficiency.



USABLE AREA		m2
0 FLOOR	KITCHEN	7.1 m2
	LIVING ROOM	20.7 m2
	DINING ROOM	12.4 m2
	0 FLOOR TOILET	3.1 m2
	HALLWAY	7.9 m2
	STAIRCASE	8.8 m2
	STORAGE	5.9 m2
1 FLOOR	MATRIMONIAL ROOM 1	9.6 m2
	MATRIMONIAL WARDROBE 1	5.5 m2
	BEDROOM 2	10.7 m2
	WARDROBE 2	6.4 m2
	BEDROOM 3	12.2 m2
	TOILET 1	4 m2
	TOILET 2	3.2 m2
	HALLWAY	3.8 m2
	STAIRCASE	8.8 m2
-1 FLOOR	PARKING	33.2 m2
	STAIRCASE	8.8 m2
	USABLE SPACE	24.5 m2
	RAMP	26.5 m2

VILLA CHARACTERISTICS	Nr
KITCHEN	1
LIVING ROOM	1
DINING ROOM	1
TOILET	3
BEDROOM	3
SERVICES	3

GENERAL DATA	m2
0 FLOOR SURFACE	75 m2
1 FLOOR SURFACE	75 m2
-1 FLOOR SURFACE	75 m2

TOTAL CONSTRUCTION SURFACE = 225 m2

VILLA PLOT	SURFACE
BUILDING PLOT AREA	75 m2
GREEN ADJUSTMENT AREA SURFACE	82.4 m2
TOTAL PLOT AREA	157.4 m2

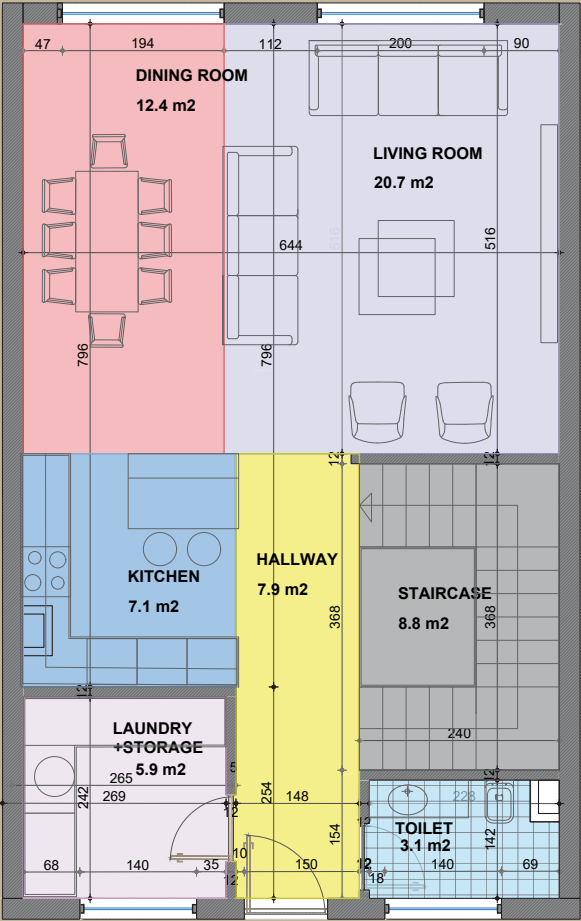
0 FLOOR



LEGEND

	LIVING ROOM	20.7 M2
	DINING ROOM	12.4 M2
	KITCHEN	7.1 M2
	TOILET	3.1 M2
	HALLWAY	7.9 M2
	STAIRCASE	8.8 M2
	LAUNDRY + STORAGE	5.9 M2
	GREEN SPACES	82.4 M2

0 FLOOR

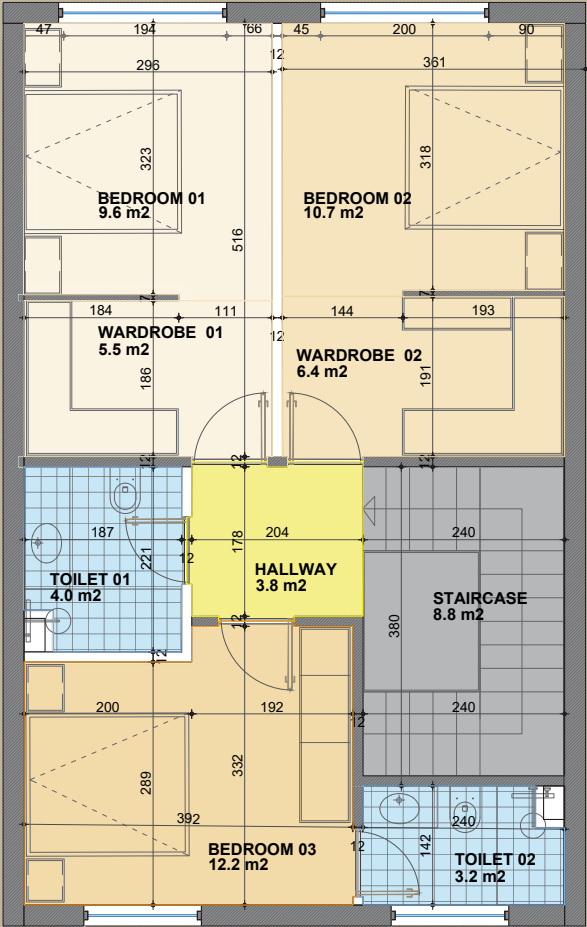


▲
MAIN ENTRANCE

LEGEND

	LIVING ROOM	20.7 M2
	DINING ROOM	12.4 M2
	KITCHEN	7.1 M2
	TOILET	3.1 M2
	HALLWAY	7.9 M2
	STAIRCASE	8.8 M2
	LAUNDRY + STORAGE	5.9 M2

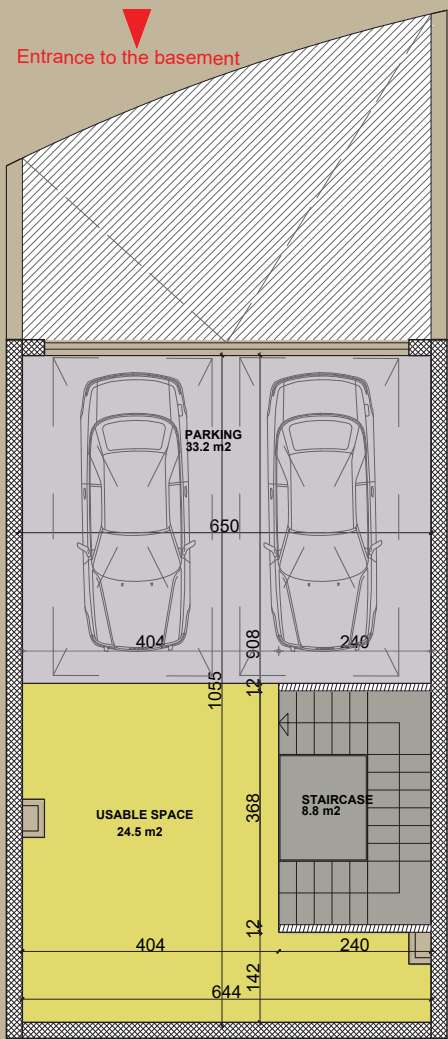
1 FLOOR



LEGEND

	MATRIMONIAL ROOM 01	9.6 M2
	MATRIMONIAL WARDROBE 01	5.5 M2
	BEDROOM 02	10.7 M2
	WARDROBE 02	6.4 M2
	BEDROOM 03	12.2 M2
	TOILET 01	4 M2
	TOILET 02	3.2 M2
	HALLWAY	3.8 M2
	STAIRCASE	8.8 M2

-1 FLOOR



LEGEND

PARKING	33.2 M2
USABLE SPACE	24.5 M2
STAIRCASE	8.8 M2
RAMP	26.5 M2









SeeDielli 1

SeeDielli 1

This impressive 3-storey residential building offers a collection of carefully designed 2+1 apartments. This building aims to offer warmth and create an environment where you will be caressed by the sun's rays.

TECHNICAL DATA

TOTAL APPARTMENTS: 66

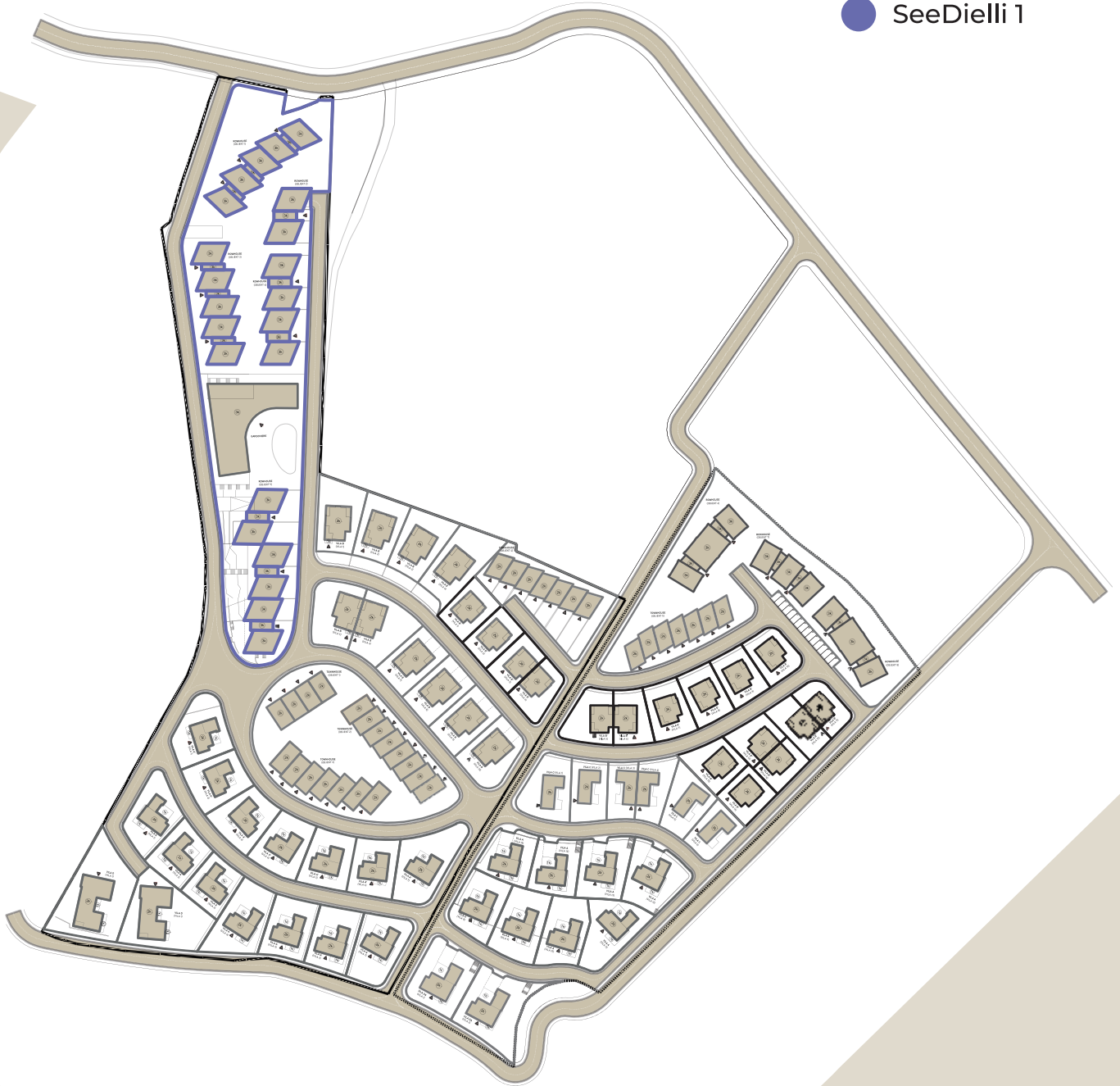
SeeDielli 1-A: 113 m² - 125.7 m²

SeeDielli 1-B: 125 m² - 130.6 m²

SeeDielli 1-C: 113.4 m² - 128.2 m²

SeeDielli 1-D: 123.2 m² - 137 m²

SeeDielli 1-E: 133 m² - 137 m²



FUNCTION

This impressive 3-storey residential building offers a collection of carefully designed 2+1 apartments that cater to all essential living needs. Each apartment includes a comfortable living room, a well-equipped kitchen, a modern bathroom and two bedrooms carefully arranged on a single level, ensuring comfort and ease of access. With a focus on enhancing the living experience, all areas of the apartments are naturally lit and the surfaces are carefully designed within the standard of modern living. Vertical movement is done by means of the stair-elevator joint, and for each one we have 2 apartments on the floor.

CONCEPT

The facade of the building exudes an atmosphere of luxury and elegance, designed with volumes that give the impression of several attached villas. The stairwell and elevator node emerges as a distinct and separate element on the facade from where the distribution is done among the apartments. The occasional staggered volumes create a beautiful rhythm on the facade. The most interesting is the element of the roof that gives you the feeling of living on a hill.

THE MATERIALS

To maintain architectural harmony with the rest of the complex, the building is decorated with the same materials used in other structures. The use of the thermal facade according to the norms of energy efficiency ensures maximum comfort under optimal temperatures of the internal environment regardless of external atmospheric conditions.



USABLE AREA		m2
APARTMENT 1	LIVING ROOM	19.7 m2
	KITCHEN+DINING ROOM	13 m2
	HALLWAY	7 m2
	BEDROOM 1	13.8 m2
	TOILET 1	3.6 m2
	BEDROOM 2	13.8 m2
	TOILET 2	6 m2
	BALCONY 1	2.5 m2
	BALCONY 2	3.2 m2
	BALCONY 3	3.5 m2

GENERAL DATA APARTMENT 1	m2
TOTAL APARTMENT SURFACE	102 m2
COMMON AREA SURFACE	12.3 m2
GREEN ADJUSTMENT AREA SURFACE	118 m2

TOTAL CONSTRUCTION SURFACE = 209.7 m2



LEGEND

	LIVING ROOM	19.7 M2
	KITCHEN/ DINING ROOM	13 M
	TOILET	6 M2
	HALLWAY	7 M2
	BEDROOM 01	13.8 M2
	TOILET 01	3.7 M2
	BEDROOM 02	13.8 M2
	BALCONY 01	2.5 M2
	BALCONY 02	3.2 M2
	BALCONY 03	3.5 M2
	EXTERIOR HALLWAY	11.5 M2
	LIFT	4 M2
	STAIRCASE	5.1 M2
	GREEN SPACES	118 M2

PARKING











SeeDielli 2



SeeDielli 2

This impressive 3-storey residential building offers a collection of carefully designed 2+1 apartments and duplexes that meet all essential living needs. Here every sunrise and sunset brings its own special stories.

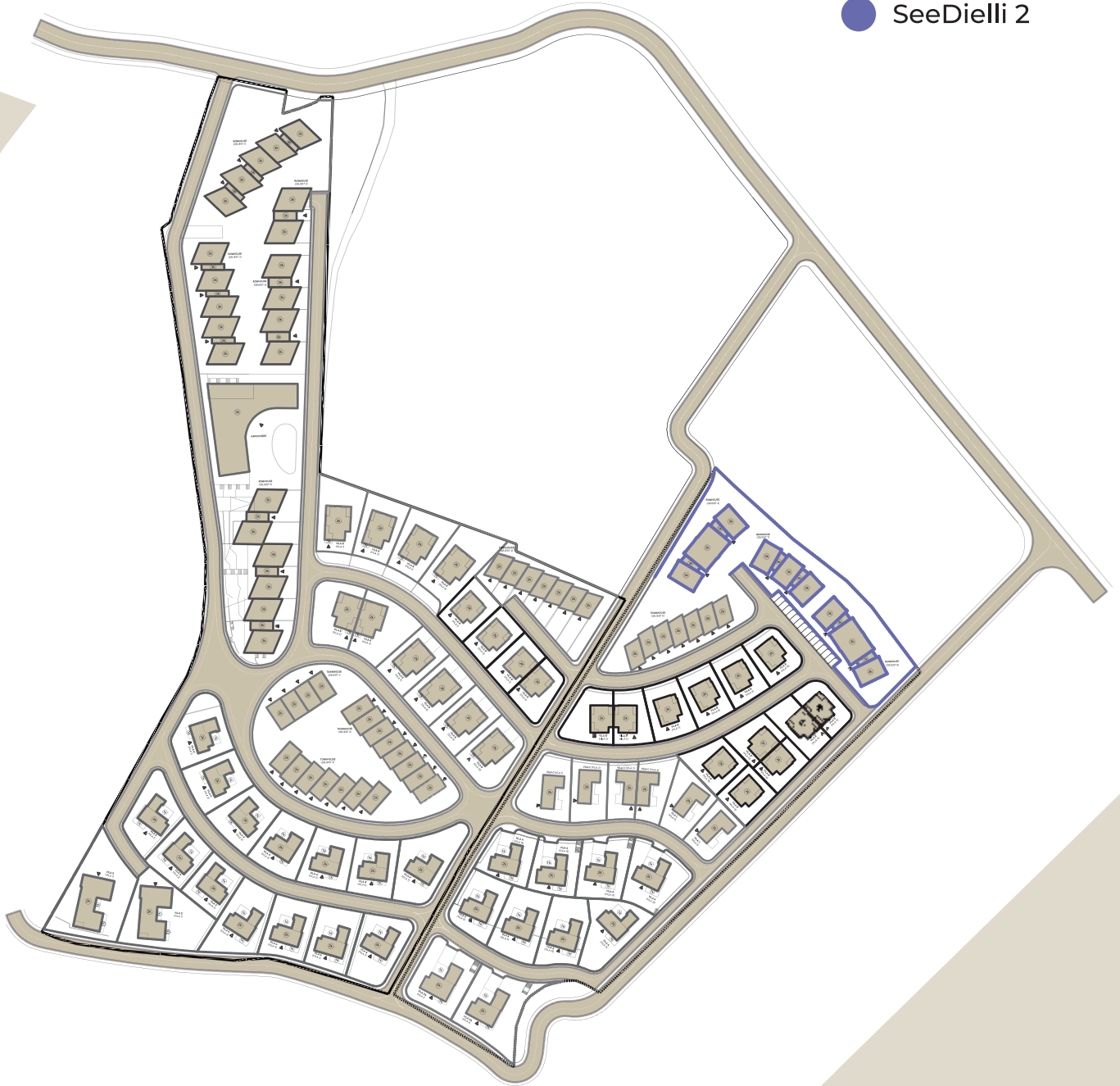
TECHNICAL DATA

TOTAL APPARTMENTS: 11 DUPLEX

SeeDielli 2-F: 103.2 m² - 104.5 m² / Duplex: 200.9 m² - 214.2 m²

SeeDielli 2-G: 104 m² - 116.5 m² / Duplex: 209.3 m² - 226.2 m²

SeeDielli 2-H: 103.2 m² - 104.5 m² / Duplex: 200.9 m² - 214.2 m²



FUNCTION

Each module contains an apartment on the ground floor and a duplex on the other two floors, which are accessed by the stairwell that is positioned between the two modules. Each apartment has an area of about 91 m² and includes a living room, dining room, kitchen, 2 bedrooms, 2 bathrooms and a common space of about 24 m². Each module is divided into plots that include parking area and green space. Furthermore, the careful distribution of space includes individual parking areas and green spaces within each module, enhancing both the practicality and the peaceful living experience.

CONCEPT

Elegantly divided into distinct volumes, these modules feature different heights and different color palettes. The front facade is separated by wide windows in the living area, expertly framed to create a sense of vertical dynamism. Vertical lines elegantly traverse the entire window space, enhancing the aesthetic appeal.

THE MATERIALS

To maintain architectural harmony with the rest of the complex, the building is decorated with the same materials used in other structures. The use of the thermal facade according to the norms of energy efficiency ensures maximum comfort under optimal temperatures of the internal environment regardless of external atmospheric conditions.



USABLE AREA		m2
APARTMENT 1	ENTRANCE + HALLWAY	9 m2
	LIVING ROOM	16.9 m2
	KITCHEN	12 m2
	DINING ROOM	8.5 m2
	MATRIMONIAL ROOM 1	14.5 m2
	MATRIMONIAL TOILET 1	4.3 m2
	BEDROOM 2	10.6 m2
	TOILET 2	3.1 m2

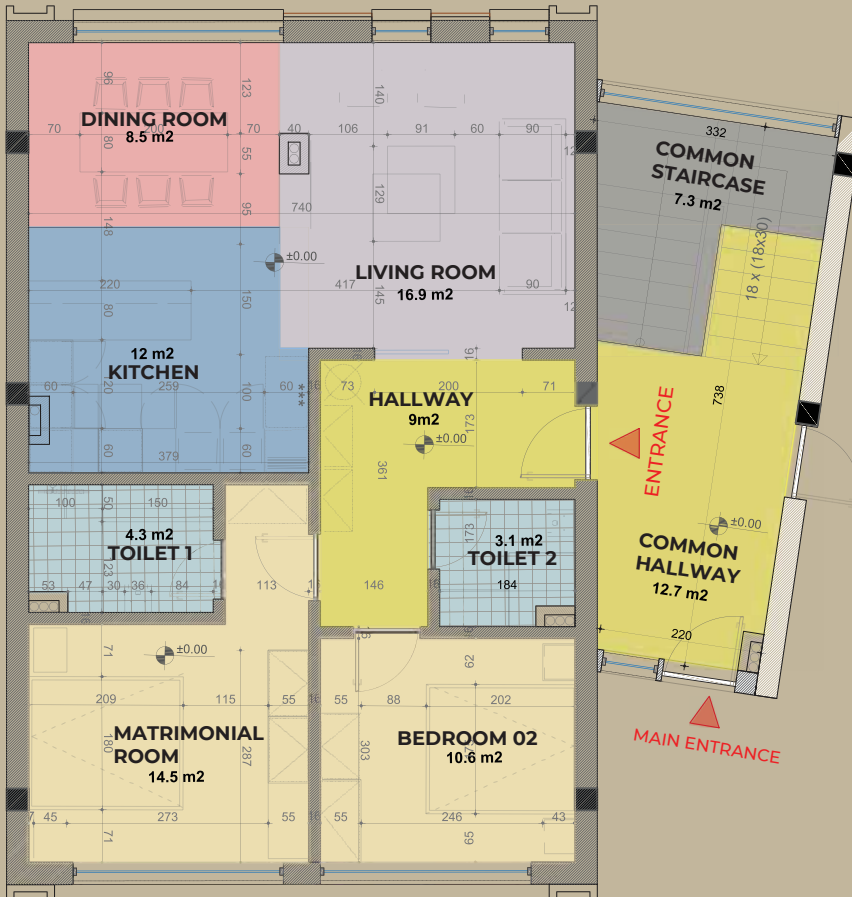
GENERAL DATA APARTMENT 1	m2
TOTAL APARTMENT SURFACE	92.4 m2
COMMON AREA SURFACE	12.1 m2
GREEN ADJUSTMENT AREA SURFACE	45 m2

TOTAL CONSTRUCTION SURFACE = 149.5 m2



LEGEND

	LIVING ROOM	16.9 M2
	DINING ROOM	8.5 M2
	KITCHEN	12 M2
	HALLWAY	9 M2
	MATRIMONIAL ROOM	14.5 M2
	MATRIMONIAL TOILET	4.3 M2
	BEDROOM 02	10.6 M2
	TOILET 02	3.1 M2
	COMMON HALLWAY	12.7 M2
	COMMON STAIRCASE	7.3 M2
	GREEN SPACES	45 M2



PARKING











An aerial night-time photograph of a modern, multi-story building with a dark, grid-like facade. The building features a large rooftop garden with various green plants and a curved swimming pool with a blue interior. The pool area is illuminated with warm lights, and there are lounge chairs and umbrellas nearby. The building is surrounded by lush greenery and trees, some of which are lit up with warm lights. The overall atmosphere is serene and modern.

ONE-ROOM APARTMENT

TECHNICAL DATA

TOTAL ONE ROOM APARTMENT: 34

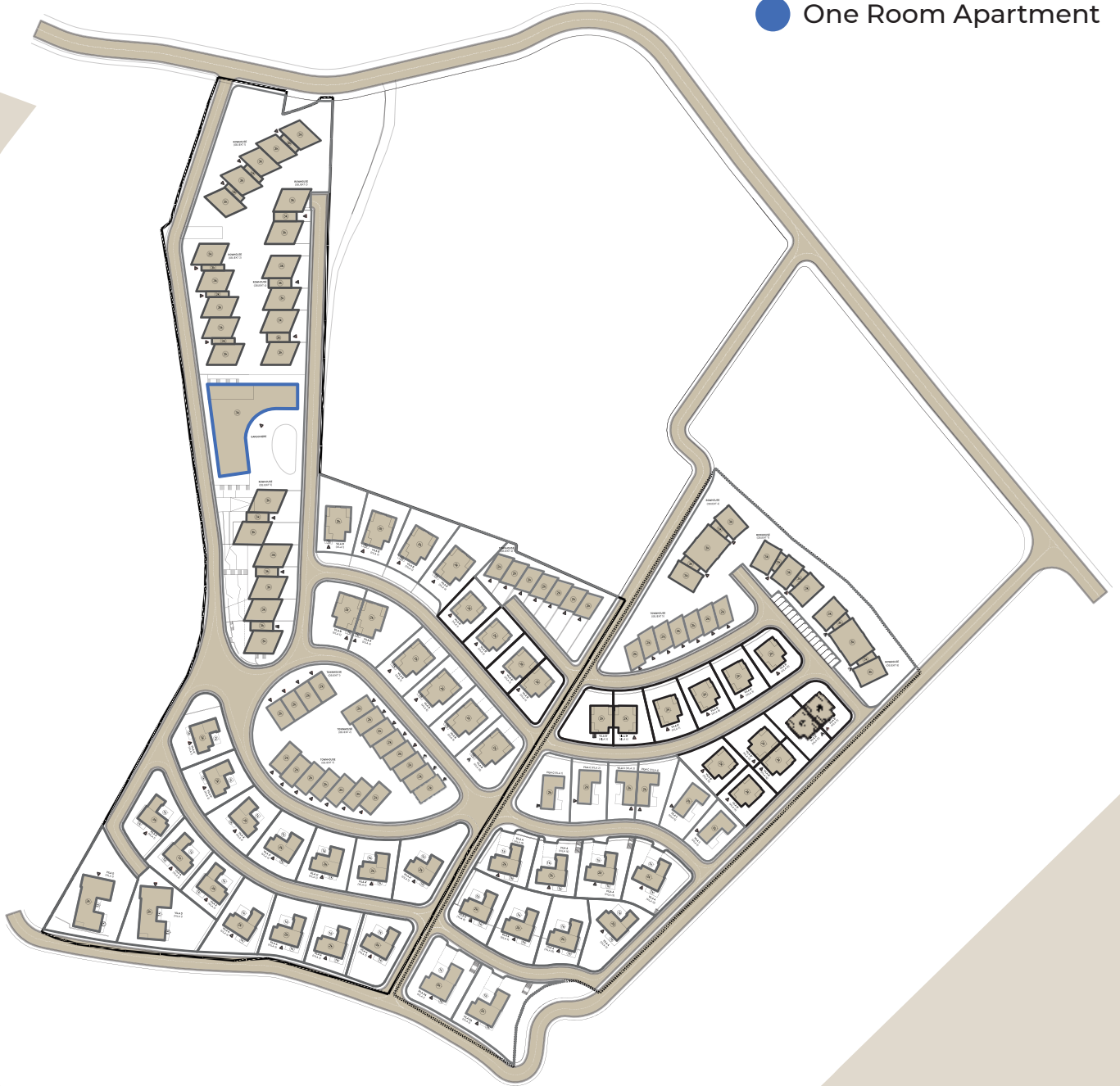
ONE ROOM APARTMENT UNIT SURFACE: 35.7 m² - 65.5 m²

-1 FLOOR SURFACE: 1236.4 m²

0 FLOOR SURFACE: 751.3 m²

1 FLOOR SURFACE: 751.3 m²

2 FLOOR SURFACE: 279.9 m²



FUNCTION

This impressive 3-storey residential building offers a collection of carefully designed apartments that meet the essential living needs. Each garage includes the open-space concept of living room, kitchen, bedroom and a bathroom, ensuring comfort and thus allowing in the future and the joining of 2 or more residential units to create larger living spaces according to preferences of each buyer. With a focus on enhancing the living experience, the entire studio is naturally lit and the space has been carefully designed within the standard of modern living. The movement is made by means of the stair-elevator node and the distribution corridor. There are also common spaces, such as the lobby and the coffee bar on the first floor, which is connected to the outdoor area where the swimming pool is located.



CONCEPT

The facade of the building exudes an atmosphere of luxury and elegance. Each studio has access to the balcony, which creates a repeating rhythm on the facade. More interesting is the ample space of the veranda that opens towards the east but allows views in all directions, experiencing even more beautifully the feeling of living on the hill.

THE MATERIALS

In order to preserve the architectural harmony with the rest of the complex, the building is covered with the most ecological materials and bringing it as close as possible to the surrounding hilly nature, but at the same time the facade has not only an aesthetic but also a functional function. which is related to the maintenance of the optimal temperature by means of thermal elements which are comfort standards of energy efficiency.



ONE ROOM APARTMENT

	USABLE AREA	m2
-1 FLOOR	APARTMENT 1	49.5 m2
	APARTMENT 2	47.9 m2
	APARTMENT 3	47.2 m2
	APARTMENT 4	47 m2
	APARTMENT 5	46.1 m2
	APARTMENT 6	45.4 m2
	APARTMENT 7	59.3 m2
	HALLWAY	128.7 m2
	STAIRCASE AND LIFT INTERSECTION	20 m2
	STAIRCASE 2	12.9 m2
	TECHNICAL ROOM	521.8 m2
	POOL TECHNICAL ZONE	200 m2
0 FLOOR	APARTMENT 1	50 m2
	APARTMENT 2	48.5 m2
	APARTMENT 3	47.7 m2
	APARTMENT 4	48 m2
	APARTMENT 5	46.5 m2
	APARTMENT 6	46.5 m2
	APARTMENT 7	65.5 m2
	APARTMENT 8	45.5 m2
	APARTMENT 9	40.5 m2
	APARTMENT 10	41 m2
	HALLWAY	152 m2
	STAIRCASE AND LIFT INTERSECTION	20 m2
	STAIRCASE 2	12.9 m2
	BAR	78.6 m2

TOTAL CONSTRUCTION SURFACE = 3018.9 m2

1 FLOOR	APARTMENT 1	50 m2
	APARTMENT 2	48.5 m2
	APARTMENT 3	47.7 m2
	APARTMENT 4	48 m2
	APARTMENT 5	46.5 m2
	APARTMENT 6	46.5 m2
	APARTMENT 7	65.5 m2
	APARTMENT 8	45.5 m2
	APARTMENT 9	40.5 m2
	APARTMENT 10	41 m2
	APARTMENT 11	34.8 m2
	APARTMENT 12	35.7 m2
	HALLWAY	164.7 m2
	TAIRCASE AND LIFT INTERSECTION	20 m2
2 FLOOR	STAIRCASE 2	12.9 m2
	APARTMENT 8	45.5 m2
	APARTMENT 9	40.5 m2
	APARTMENT 10	41 m2
	APARTMENT 11	34.8 m2
	APARTMENT 12	35.7 m2
	HALLWAY	164.7 m2
	STAIRCASE	12.9 m2
GENERAL DATA		m2
-1 FLOOR		751.3 m2
0 FLOOR		1236.4 m2
1 FLOOR		751.3 m2
2 FLOOR		279.9 m2

TOTAL APARTMENTS = 34 APARTMENTS

ONE ROOM APARTMENT

-1 FLOOR



LEGEND

APARTMENT 1 (49.5 m2)

APARTMENT	34.8 M2
TOILET	4.1 M2
BALCONY	4.8 M2

APARTMENT 2 (47.9 m2)

APARTMENT	34.9 M2
TOILET	3.7 M2
BALCONY	4.8 M2

APARTMENT 3 (47.2 m2)

APARTMENT	34.1 M2
TOILET	4.2 M2
BALCONY	4.9 M2

APARTMENT 4 (47 m2)

APARTMENT	34.1 M2
TOILET	3.7 M2
BALCONY	4.9 M2

APARTMENT 5 (46.1 m2)

APARTMENT	33.7 M2
TOILET	3.9 M2
BALCONY	4.2 M2

APARTMENT 6 (45.4 m2)

APARTMENT	32.7 M2
TOILET	3.7 M2
BALCONY	4.2 M2

APARTMENT 7 (59.4 m2)

APARTMENT	40.9 M2
TOILET	3.6 M2
BALCONY	8.2 M2

COMMON HALLWAY	128.7 M2
STAIRCASE 1	9.9 M2

STAIRCASE 2	12.9 M2
LIFT	9.7 M2

ONE ROOM APARTMENT

0 FLOOR



COMMON HALLWAY	152 M2	LIFT	9.7 M2
STAIRCASE 1	9.9 M2	BAR	78.6 M2
STAIRCASE 2	12.9 M2		

LEGEND

APARTMENT 1 (49.5 m2)

APARTMENT	34.8 M2
TOILET	4.1 M2
BALCONY	4.8 M2

APARTMENT 2 (47.9 m2)

APARTMENT	34.9 M2
TOILET	3.7 M2
BALCONY	4.8 M2

APARTMENT 3 (47.2 m2)

APARTMENT	34.1 M2
TOILET	4.2 M2
BALCONY	4.9 M2

APARTMENT 4 (47 m2)

APARTMENT	34.1 M2
TOILET	3.7 M2
BALCONY	4.9 M2

APARTMENT 5 (46.1 m2)

APARTMENT	33.7 M2
TOILET	3.9 M2
BALCONY	4.2 M2

APARTMENT 6 (45.4 m2)

APARTMENT	32.7 M2
TOILET	3.7 M2
BALCONY	4.2 M2

APARTMENT 7 (59.3 m2)

APARTMENT	40.9 M2
TOILET	3.6 M2
BALCONY	8.2 M2

APARTMENT 8 (44.2 m2)

APARTMENT	31 M2
TOILET	3.5 M2
BALCONY	4.6 M2

APARTMENT 9 (40.5 m2)

APARTMENT	30.4 M2
TOILET	3.5 M2
BALCONY	2.1 M2

APARTMENT 10 (40.8 m2)

APARTMENT	30.7 M2
TOILET	3.5 M2
BALCONY	2 M2

ONE ROOM APARTMENT

1 FLOOR



LEGEND

APARTMENT 1 (49.5 m2)

APARTMENT	34.8 M2
TOILET	4.1 M2
BALCONY	4.8 M2

APARTMENT 2 (47.9 m2)

APARTMENT	34.9 M2
TOILET	3.7 M2
BALCONY	4.8 M2

APARTMENT 3 (47.2 m2)

APARTMENT	34.1 M2
TOILET	4.2 M2
BALCONY	4.9 M2

APARTMENT 4 (47 m2)

APARTMENT	34.1 M2
TOILET	3.7 M2
BALCONY	4.9 M2

APARTMENT 5 (46.1 m2)

APARTMENT	33.7 M2
TOILET	3.9 M2
BALCONY	4.2 M2

APARTMENT 6 (45.4 m2)

APARTMENT	32.7 M2
TOILET	3.7 M2
BALCONY	4.2 M2

APARTMENT 7 (59.3 m2)

APARTMENT	40.9 M2
TOILET	3.6 M2
BALCONY	8.2 M2

APARTMENT 8 (44.2 m2)

APARTMENT	31 M2
TOILET	3.5 M2
BALCONY	4.6 M2

APARTMENT 9 (40.5 m2)

APARTMENT	30.4 M2
TOILET	3.5 M2
BALCONY	2.1 M2

APARTMENT 10 (40.8 m2)

APARTMENT	30.7 M2
TOILET	3.5 M2
BALCONY	2 M2

APARTMENT 11 (34.8 m2)

APARTMENT	24.8 M2
TOILET	4.1 M2
BALCONY	1.9 M2

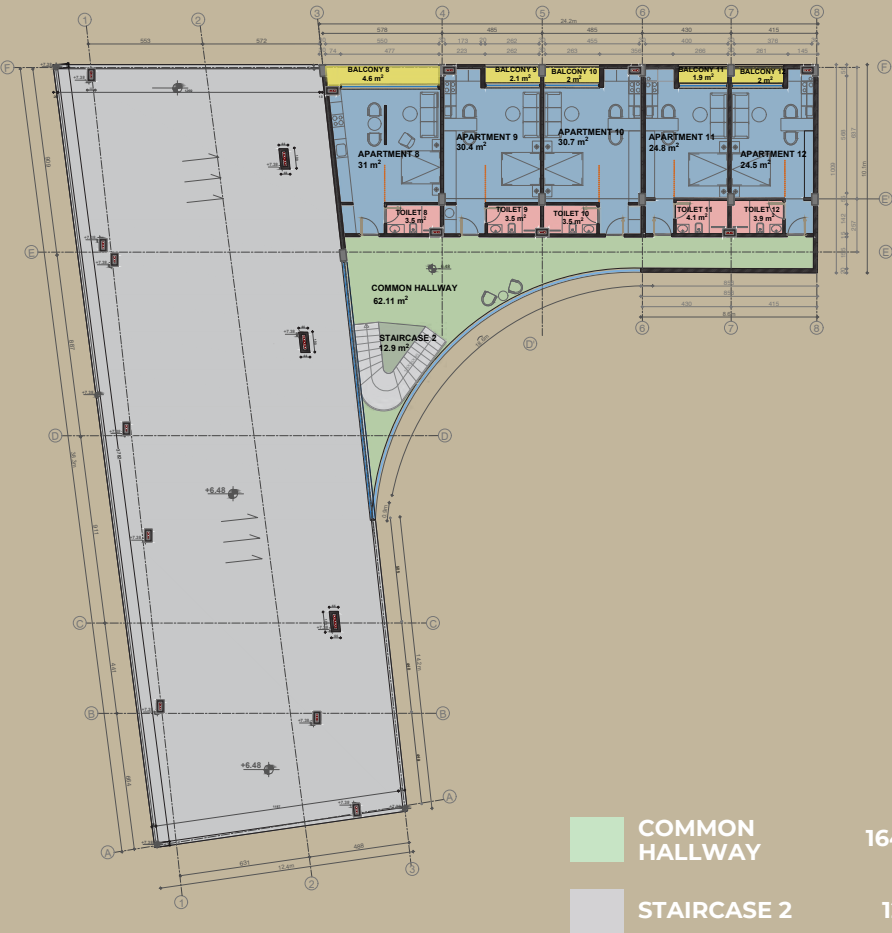
APARTMENT 12 (35.7 m2)

APARTMENT	24.5 M2
TOILET	3.9 M2
BALCONY	2 M2

COMMON HALLWAY	164.7 M2	STAIRCASE 2	12.9 M2
STAIRCASE 1	9.9 M2	LIFT	9.7 M2

ONE ROOM APARTMENT

2 FLOOR



APARTMENT 8 (44.2 m2)

APARTMENT	31 M2
TOILET	3.5 M2
BALCONY	4.6 M2

APARTMENT 9 (40.5 m2)

APARTMENT	30.4 M2
TOILET	3.5 M2
BALCONY	2.1 M2

APARTMENT 10 (40.8 m2)

APARTMENT	30.7 M2
TOILET	3.5 M2
BALCONY	2 M2

APARTMENT 11 (34.8 m2)

APARTMENT	24.8 M2
TOILET	4.1 M2
BALCONY	1.9 M2

APARTMENT 12 (35.7 m2)

APARTMENT	24.5 M2
TUALET	3.9 M2
BALCONY	2 M2







What We Offer

Nature is an extraordinary element closely connected to our complex. Greenery serves as the foundation of urban architectural design, creating an attractive harmony between the buildings and their surroundings. The incorporation of tranquil green spaces provides an ideal atmosphere for residents and visitors, fostering a beautiful relationship between humanity and nature. We offer a diverse range of high-quality amenities and experiences tailored to satisfy your every desire within the residential complex. Our experiences are meticulously crafted to meet all your needs and surpass your expectations. We nurture a harmonious environment that allows you to enjoy the finest quality of life.





Maximum security

The residence incorporates a number of measures to ensure the well-being and safety of residents, creating a sense of peace and tranquillity within their living space. The residence has advanced surveillance technology. It has a network of high-tech CCTV cameras.



Swimming pool

SeeHëna offers you an unforgettable experience of relaxation and personal care, starting from the beautiful swimming pool located in the residence to the spa.



Multifunctional Center

The SeeHëna Residence offers the possibility of a multi-functional building, providing services such as a market, health corner, children's playground, bar, restaurant, pizzeria, and swimming pool.



Various parks and amusement spaces

These carefully designed recreational spaces offer a variety of exciting experiences and opportunities for fun and relaxation for all ages.



24-hour technical maintenance

SeeHëna Residence takes care of common area maintenance through dedicated services.



Construction Quality

The materials to be used will be ecological, remaining faithful to the natural elements surrounding the residence. The external building systems will be implemented with thermal facades according to energy efficiency standards, ensuring excellent performance against atmospheric factors and thus providing the optimal internal ambient temperature.











SeeHöna
RESIDENCE

**WHERE DREAMS
COME TO LIFE!**



SeeHëna

RESIDENCE

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Construction

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