

An aerial photograph of a modern architectural complex. The buildings are composed of numerous white, cubic volumes of varying heights and widths, arranged in a staggered, stepped fashion. The complex is situated on a hillside, with a stone-walled pool or reservoir in the lower center. The surrounding landscape is lush with greenery, including trees and shrubs. The overall aesthetic is minimalist and geometric.

Maurea, *The Veil*
Dhërmi

Bofill Taller de Arquitectura



“It should be warm, welcoming, rooted in place, like a reborn old ruin where people have added volumes to accomodate themselves... make a gem, an irregular genius survivor in the middle of nature [...]

Build an oasis for the other one”

EDI RAMA

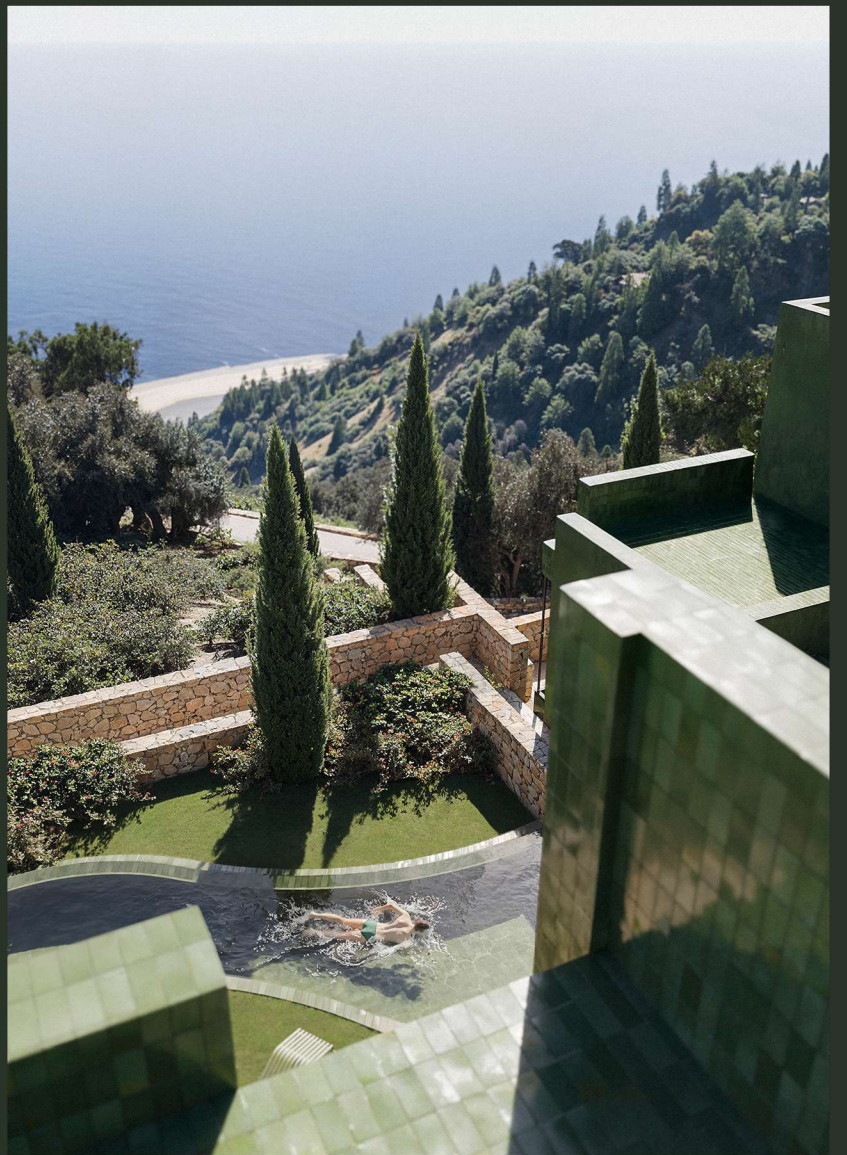


“Nature is inspiring. It is in these landscapes that nature is at her most powerful, and where you can maintain an almost metaphysical rapport with it. [...] The distribution of articulated volumes, both in plan and elevation, is based on geometrical laws of diversity and flexibility. The various volumes are connected on different levels by elevated public plazas [...] and were laid out in such a way as to give the maximum possible contact with the exterior.”

RICARDO BOFILL LEVI



“The design harmonizes human scale with nature, reducing environmental impact and fostering a deep connection with the materiality itself.”



'The Veil' emerges subtly from the landscape, its forms echoing the rhythm of the surrounding greenery



The skyline cascades gracefully over the mountain, preserving the sculptural rhythm and presence of 'The Veil'.











Masterplan

Landscape Archetypes

Apartments

Social Club

Villas

Villas

Apartments

Plot A

1. Apartments Main Access
2. Apartments Drop Off
3. Apartments Entrance Plaza
4. Community Pool
5. Amphitheatre
6. Viewpoint
7. Social Club
8. Public Square
9. 'The Veil' Cable Line

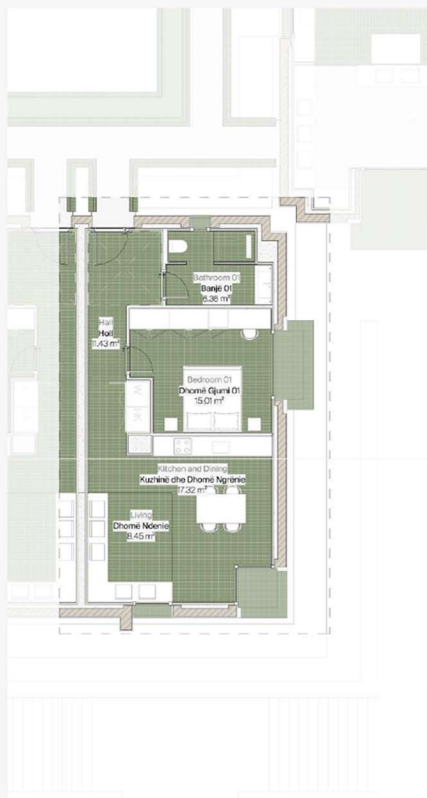
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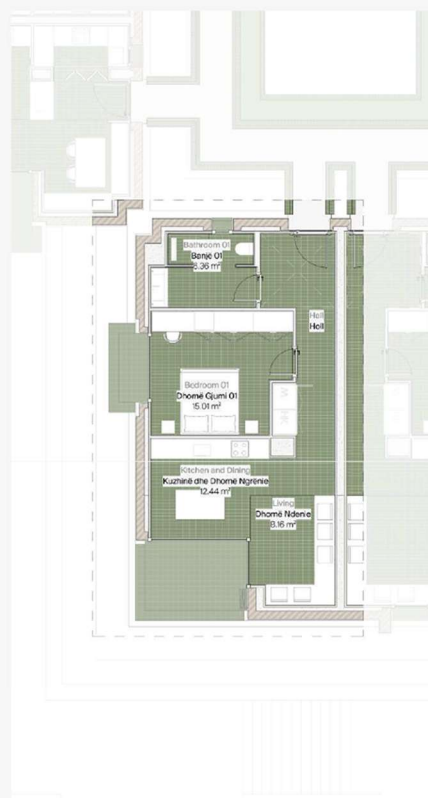
Apartment A1.01

Typical Net Areas:

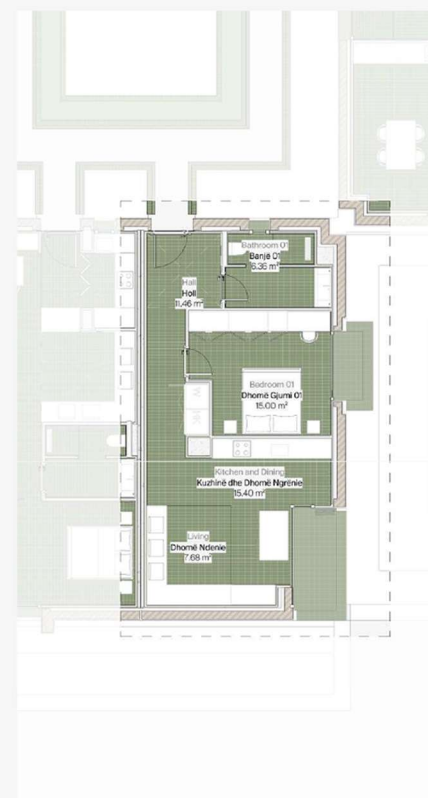
A1.01		
Banjë 01	Bathroom 01	6.36 m ²
Dhomë Gjumi 01	Bedroom 01	15.01 m ²
Holl	Hall	11.43 m ²
Kuzhinë dhe Dhomë Ngrënie	Kitchen and Dining	17.32 m ²
Dhomë Ndenie	Living	8.45 m ²
		58.58 m ²



1 A1.01
1:100



2 A1.02
1:100



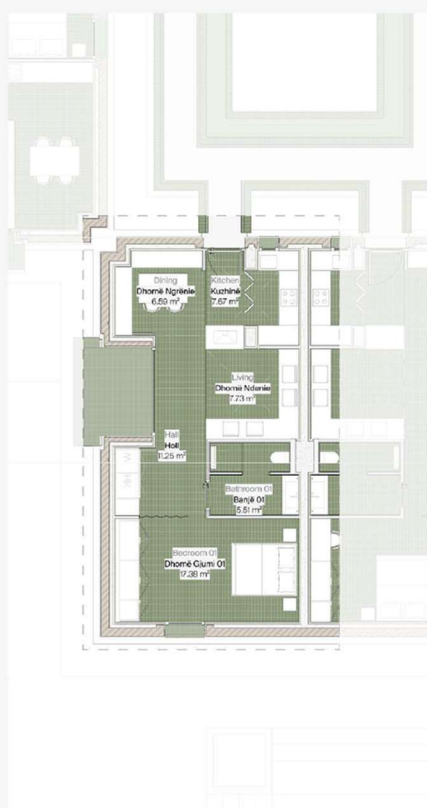
3 A1.03
1:100

Apartment A1.02

Typical Net Areas:

Holl	Hall	11.25 m ²
Kuzhinë	Kitchen	7.67 m ²
Dhomë Ndenie	Living	7.73 m ²
		56.14 m ²

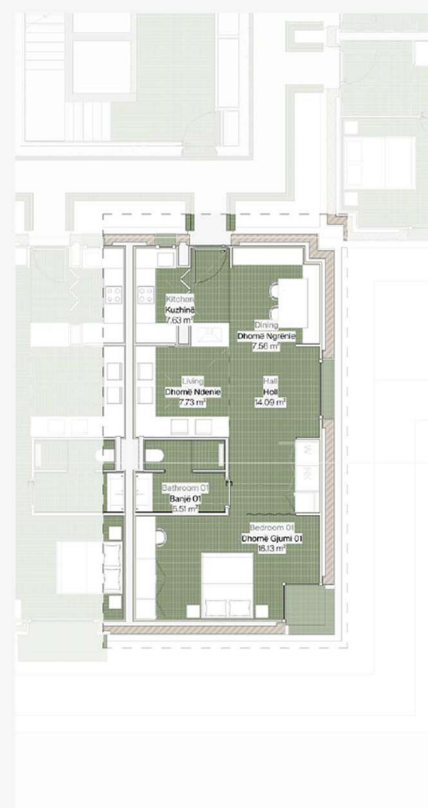
A2.02		
Banjë 01	Bathroom 01	5.51 m ²
Dhomë Gjumi 01	Bedroom 01	16.17 m ²



1 A2.01
1:100



6 A2.02
1:100

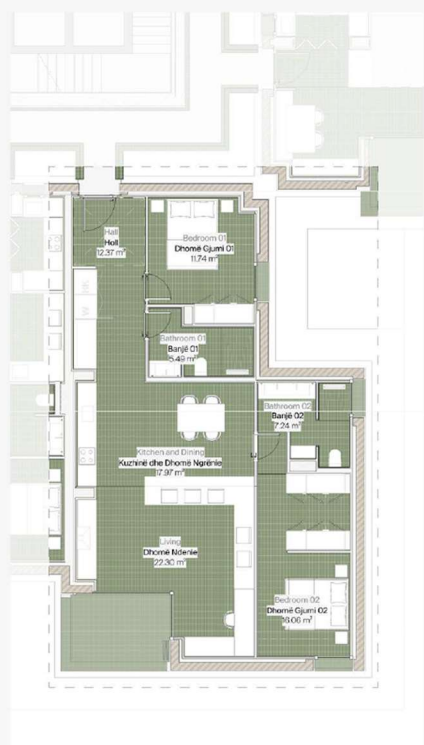


2 A2.03
1:100

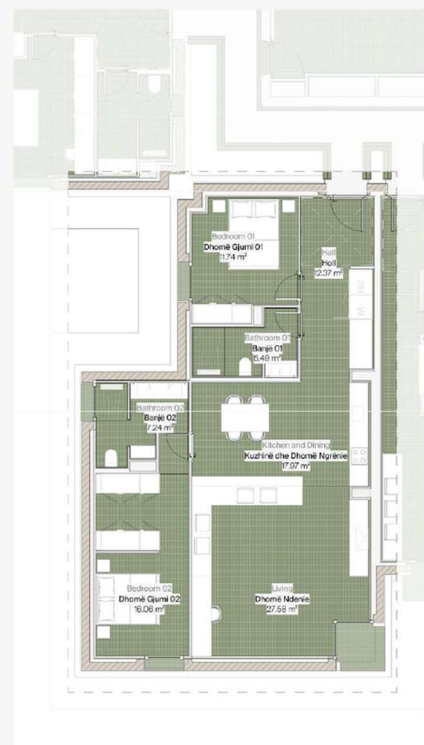
Apartment A1.03

Typical Net Areas:

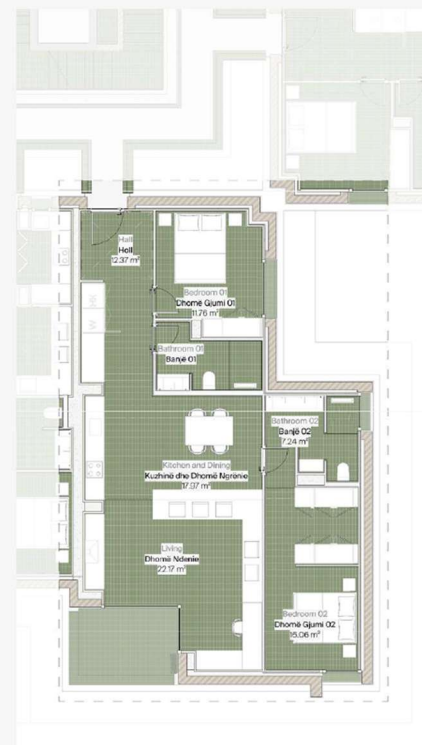
Banjë 01	Bathroom 01	5.49 m ²
Banjë 02	Bathroom 02	7.24 m ²
Dhomë Gjumi 01	Bedroom 01	11.74 m ²
Dhomë Gjumi 02	Bedroom 02	16.06 m ²
Holl	Hall	12.37 m ²
Kuzhinë dhe Dhomë Ngrënie	Kitchen and Dining	17.97 m ²
Dhomë Ndenie	Living	27.58 m ²
		98.45 m ²



1 A3.01
1:100



2 A3.02
1:100

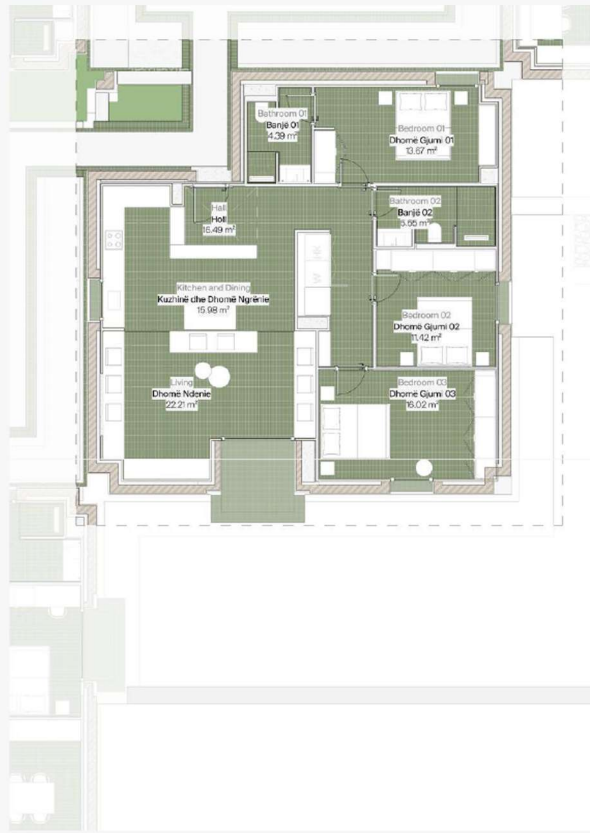


3 A3.03
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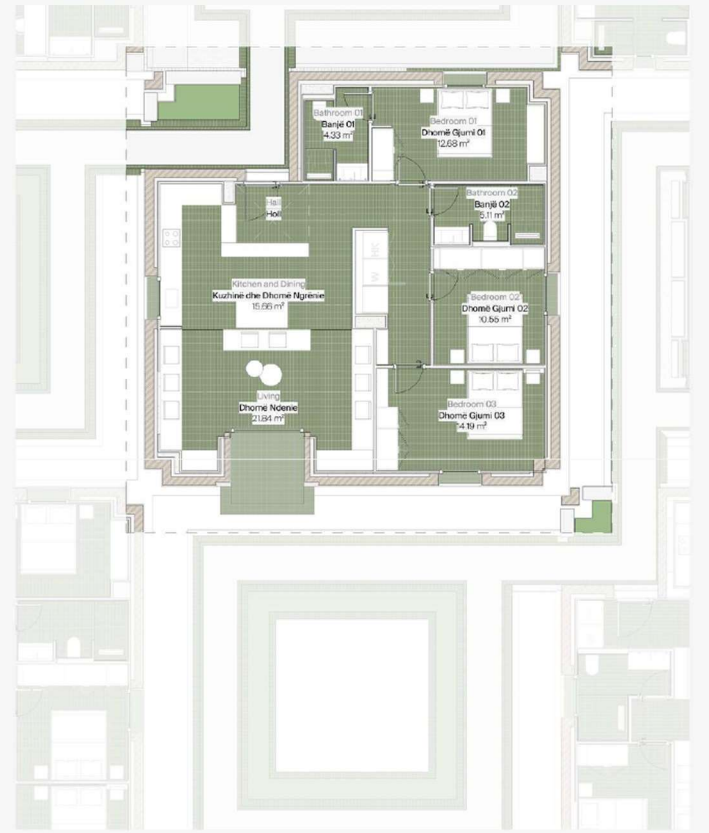
Apartment A1.04

Typical Net Areas:

Banjë 01	Bathroom 01	4.43 m ²
Banjë 02	Bathroom 02	5.55 m ²
Dhomë Gjumi 01	Bedroom 01	13.85 m ²
Dhomë Gjumi 02	Bedroom 02	11.32 m ²
Dhomë Gjumi 03	Bedroom 03	13.91 m ²
Holl	Hall	18.45 m ²
Kuzhinë dhe Dhomë Ngrënie	Kitchen and Dining	15.91 m ²
Dhomë Ndenie	Living	22.73 m ²
		106.15 m ²



4 A4.05
1:100

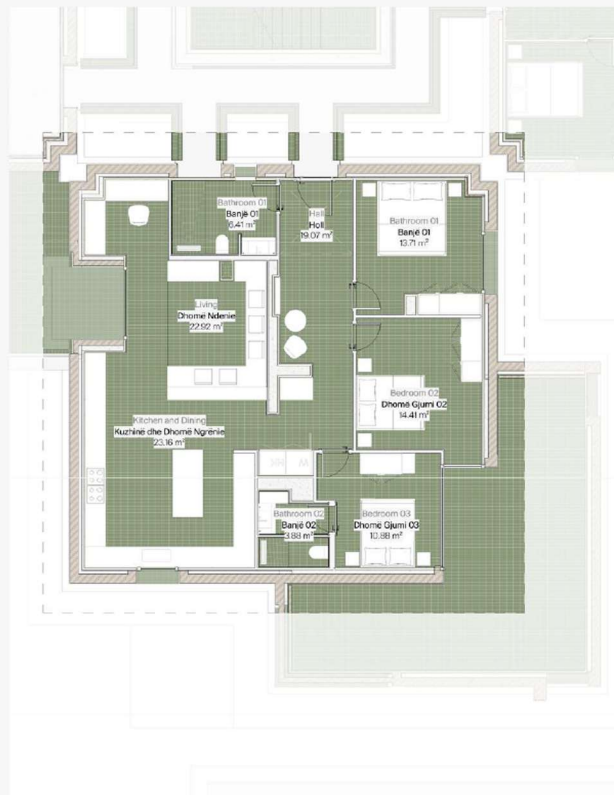


1 A4.06
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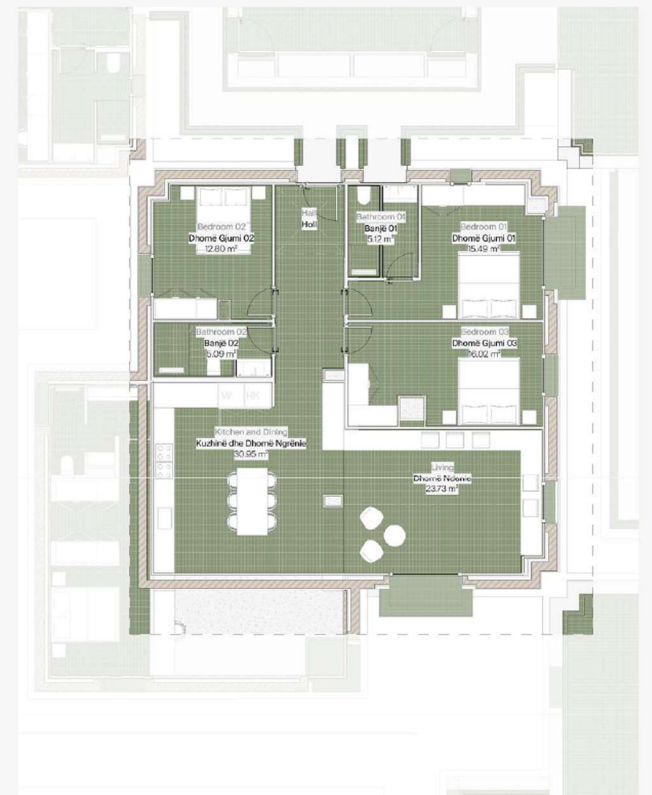
Apartment A1.05

Typical Net Areas:

Dhomë Gjumi 01	Bedroom 01	15.48 m ²
Dhomë Gjumi 02	Bedroom 02	12.80 m ²
Dhomë Gjumi 03	Bedroom 03	16.02 m ²
Holl	Hall	10.60 m ²
Kuzhinë dhe Dhomë Ngrënie	Kitchen and Dining	30.95 m ²
Dhomë Ndenie	Living	23.73 m ²
		119.79 m ²



1 A5.01
1:100

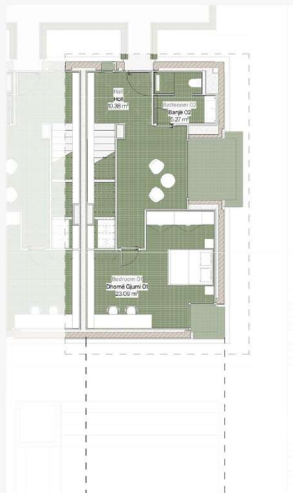


2 A5.02
1:100

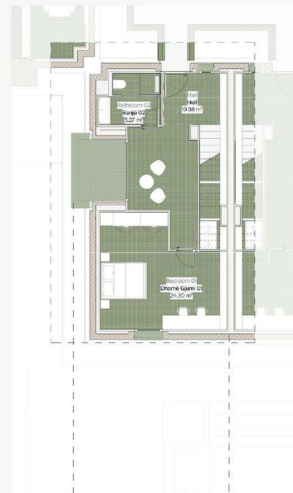
Apartment DP01

Typical Net Areas:

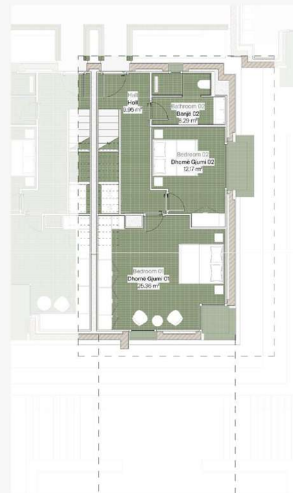
Banjë 01	Bathroom 01	5.26 m ²
Banjë 02	Bathroom 02	5.27 m ²
Dhomë Gjumi 01	Bedroom 01	23.09 m ²
Dhomë Gjumi 02	Bedroom 02	6.89 m ²
Holl	Hall	19.38 m ²
Kuzhinë dhe Dhomë Ngrënie	Kitchen and Dining	19.11 m ²
Dhomë Ndenie	Living	16.60 m ²
		95.60 m ²



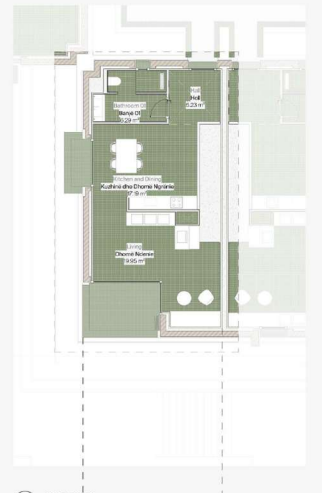
1 APD6.01.02
1:100



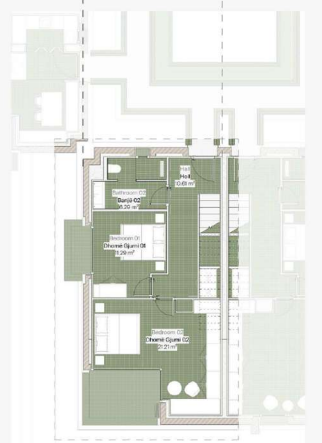
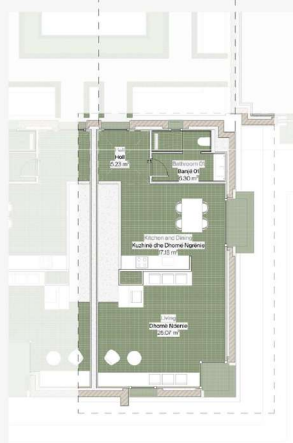
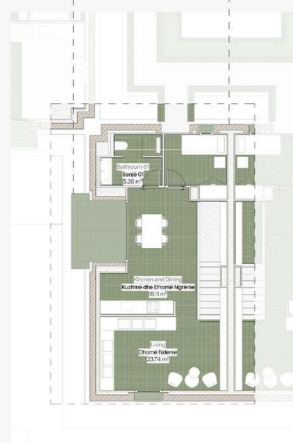
3 APD6.02.02
1:100



5 APD6.03.02
1:100



1 APD6.04.01
1:100



Villa Distribution (by type)

Total: 42 villas

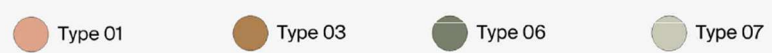
VILLA_T01	8
VILLA_T02	7
VILLA_T03	14
VILLA_T04	2
VILLA_T05	4
VILLA_T06	4
VILLA_T07	2



Villa Distribution (by type)

Total: 35 villas

VILLA_T01	12
VILLA_T03	6
VILLA_T06	2
VILLA_T07	13



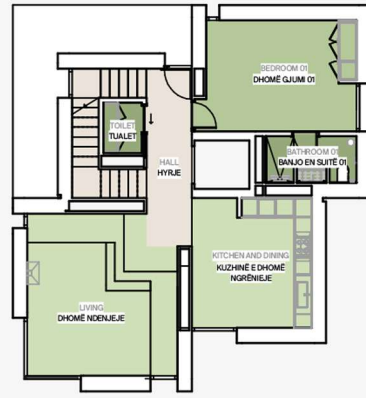
Villa 01

VILLA TYPE 01 GROSS AREA BREAKDOWN

Level		Area
V01_00_GROUND FLOOR	PLANI I KATTI PERDHE	108.36 m ²
V01_01_FIRST FLOOR	PLANI I KATTI TE +1	84.37 m ²
Villa Type 01 Total Gross Area:		192.73 m ²



(N-1) Basement
Plani I Kattit Nentoke
1:100



(NO) Ground Floor
Plani I Kattit Perdhe
1:100



(N1) First Floor
Plani I Kattit Te +1
1:100

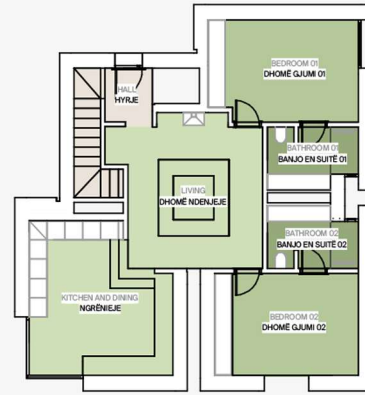
Villa 02

VILLA TYPE 02 GROSS AREA BREAKDOWN

Level		Area
V02_00_GROUND FLOOR	PLANI I KATTI PERDHE	122.61 m ²
Villa Type 02 Total Gross Area:		122.61 m ²



(N-1) Basement
Plani I Kattit Nentoke
1:100



(G0) Ground Floor
Plani I Kattit Perdhe
1:100

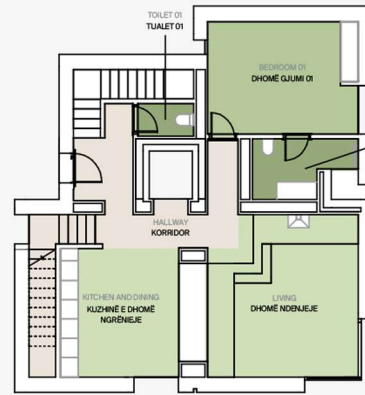
Villa 03

VILLA TYPE 03 GROSS AREA BREAKDOWN

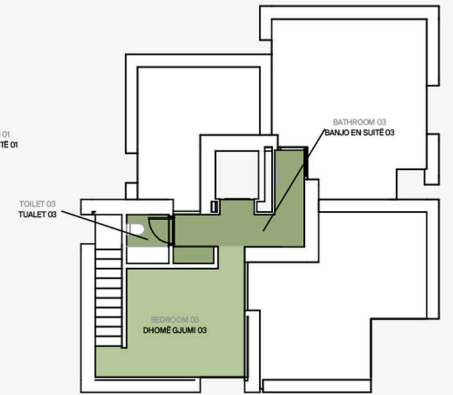
Level		Area
V03_00_GROUND FLOOR		123.76 m ²
V03_01_FIRST FLOOR		39.20 m ²
Villa Type 03 Total Gross Area:		162.96 m ²



(N-1) Basement
Plani I Kattit Nentoke
1:100



(NO) Ground Floor
Plani I Kattit Perdhe
1:100

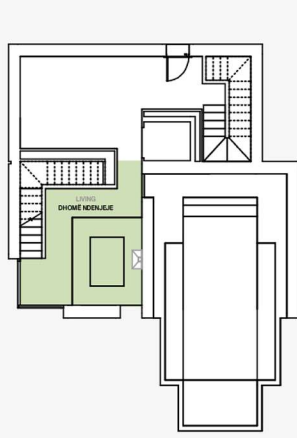


(N1) First Floor
Plani I Kattit Te +1
1:100

Villa 04

VILLA TYPE 04 GROSS AREA BREAKDOWN

Level	Area
V04_01_BASEMENT	70.08 m ²
V04_00_GROUND FLOOR	99.29 m ²
V04_01_FIRST FLOOR	37.73 m ²
Villa Type 04 Total Gross Area:	207.09 m ²



(N-1) Basement
Plani I Kattit Nentoke
1:100



(NO) Ground Floor
Plani I Kattit Perdhe
1:100

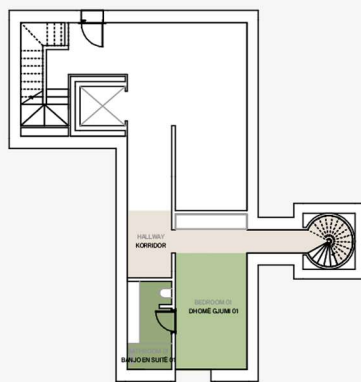


(N1) First Floor
Plani I Kattit Te +1
1:100

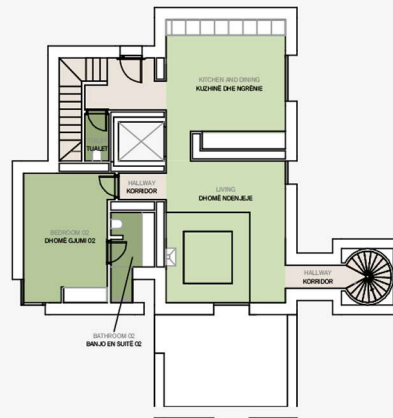
Villa 05

VILLA TYPE 05 GROSS AREA BREAKDOWN

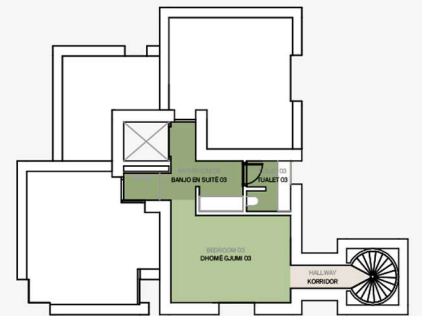
Level	Area
V05_01_BASEMENT	51.06 m ²
V05_00_GROUND FLOOR	132.84 m ²
V05_01_FIRST FLOOR	53.26 m ²
Villa Type 05 Total Gross Area:	237.16 m ²



(N-1) Basement
Plani I Kattit Nentoke
1:100



(NO) Ground Floor
Plani I Kattit Perdhe
1:100

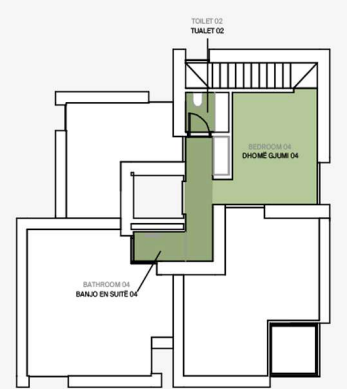
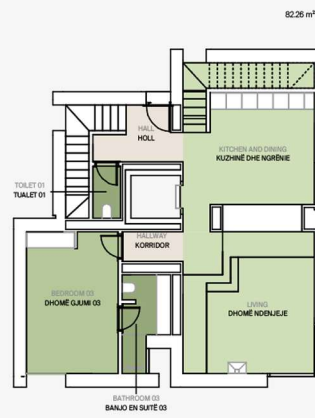
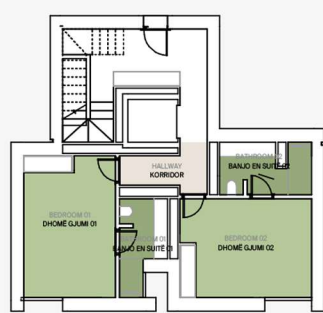


(N+1) First Floor
Plani I Kattit Te +1
1:100

Villa 06

VILLA TYPE 06 GROSS AREA BREAKDOWN

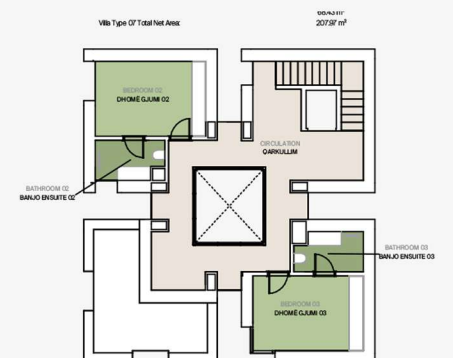
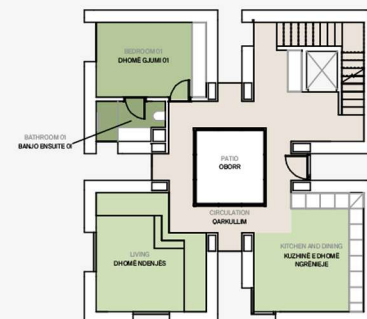
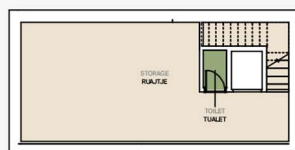
Level	Area
V06_00_GROUND FLOOR	PLANI I KATTIT PERDHE 123.52 m ²
V06_01_FIRST FLOOR	PLANI I KATTIT TE +1 37.81 m ²
V06_01_BASEMENT	PLANI I KATTIT NENTOKE 68.90 m ²
Villa Type 06 Total Gross Area:	230.22 m ²



Villa 07

VILLA TYPE 07 GROSS AREA BREAKDOWN

Level	Area
V07_00_GROUND FLOOR	PLANI I KATTIT PERDHE 122.12 m ²
V07_01_FIRST FLOOR	PLANI I KATTIT TE +1 95.81 m ²
Villa Type 07 Total Gross Area:	217.93 m ²



(N-1) Basement
Plani I Kattit Nën Tokë
1:100

(NO) Ground Floor
Plani I Kattit Përçrës
1:100

(N1) First Floor
Plani I Kattit
1:100