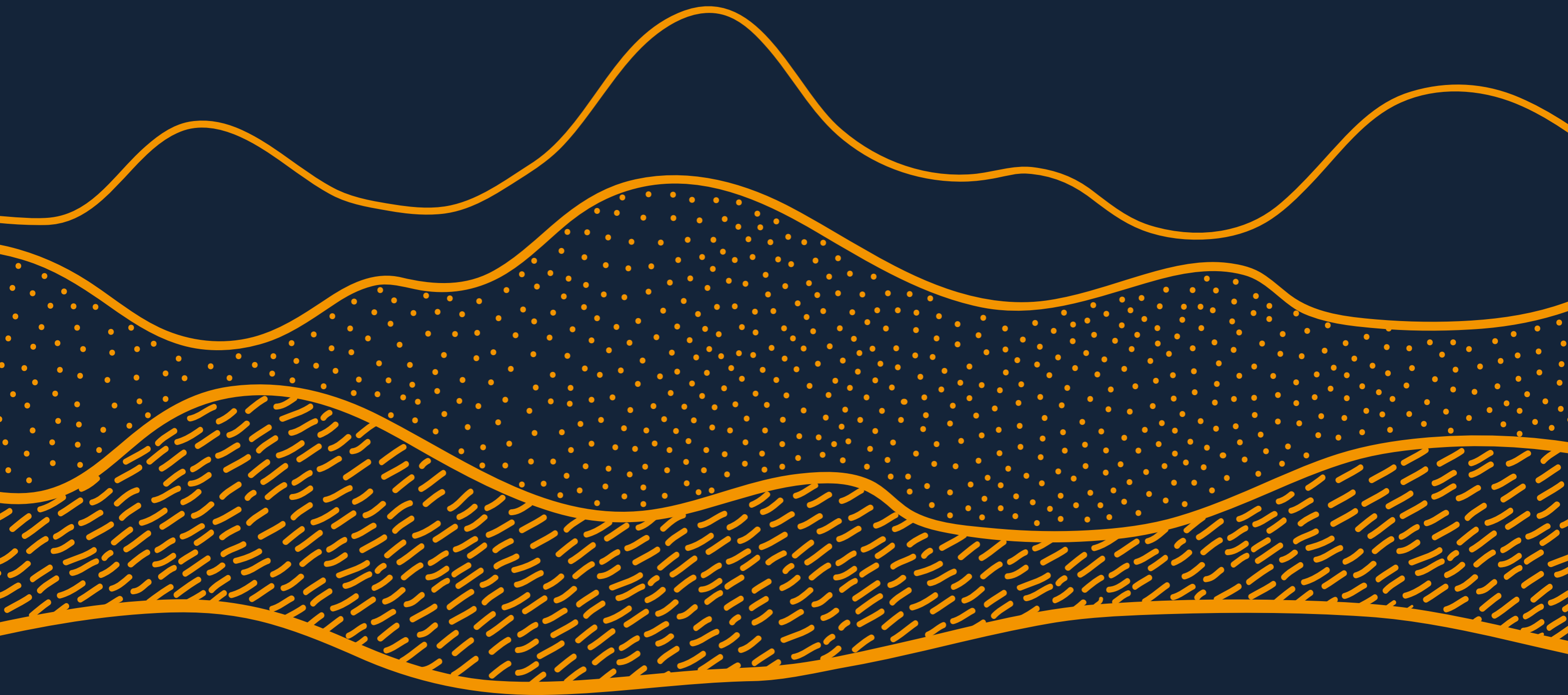


KLEKA



*May the silent river of our universe
From deserts to lakes
Only be interrupted by the keystrokes of a pianoforte*

28th of January 2023

KLEKA

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Trust. Ease of existence. The starting and ending destination of the wave of silence.

Kleka

If you were offered the choice to set aside a piece of water, land and sky only for yourself, to create your own unique and self-tailored spectrum of possibilities for a perfect existence in time and space, would you dare to imagine something like this?

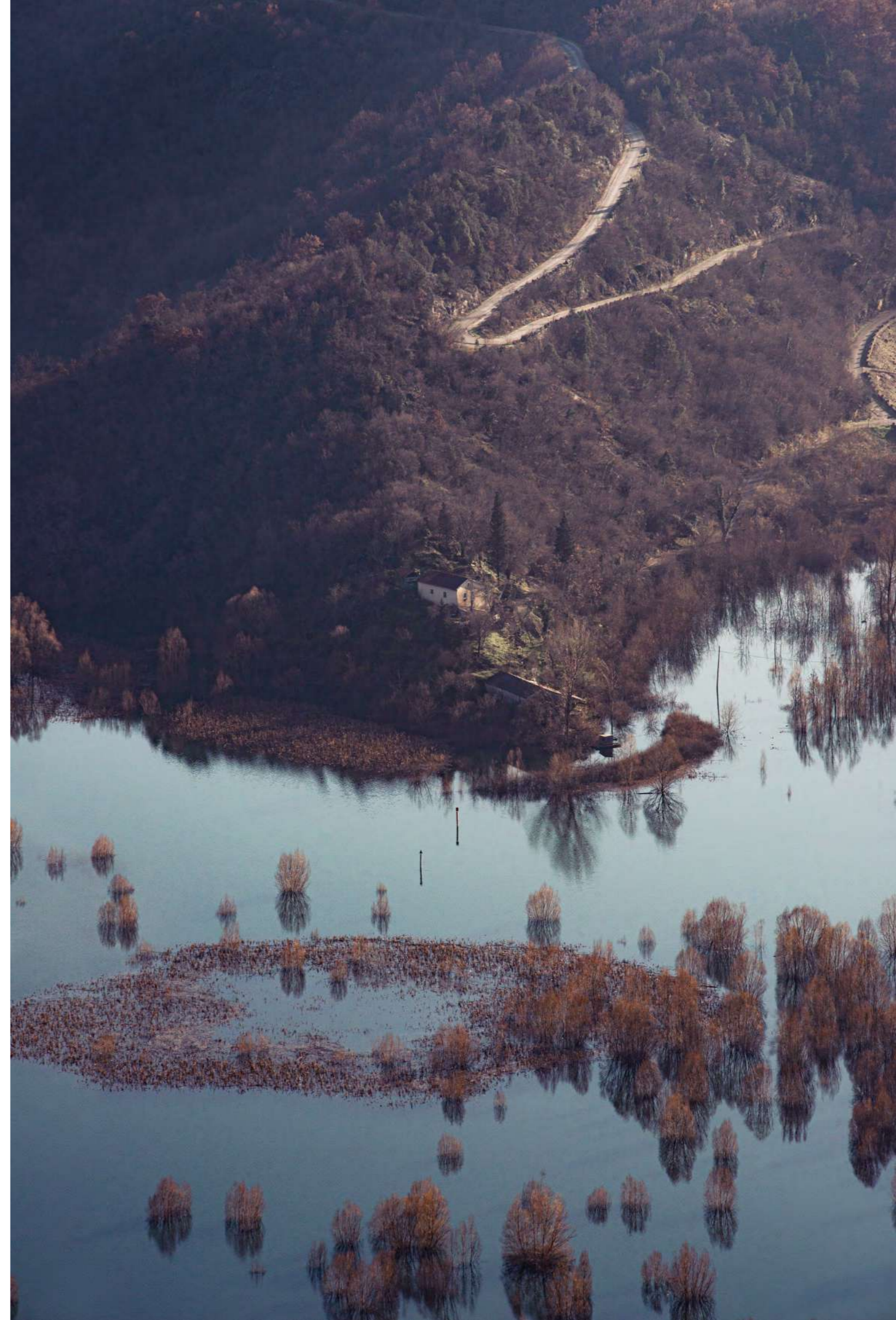
What would these fantasies look like, packed into a perfect subset of the timeless, making your senses live unrepeatable experiences that bring nothing but peace to you - the only real source of renewable energy accessible to the human species? Peace, as the only resource that is worth searching for, following the beauty of existence on this side of heaven.

In circumstances that would imply a suggestion of a beautiful part of the universe on my part, I gratefully allow the imagination of the creative forces to run wild. The imagination that, once upon a time, in this place here, nature poured into tangible. Everything that I will present here, in each letter, is accessible to your eye and to the depth of your being to experience.

This expanse of water adorned with serenity and this defiance of time as strong as stone are softened by the mystique of the emerald green canopy, creating something both sufficient and much needed. At the same time - mystical and unrepeatable anywhere in the world.

Yet again – real.

House on the lake near the Rijeka Crnojevića ›







The water Skadar lake

Embrace the source of life. The idea of its omnipresence will not bypass either the low or the high perspective of this play. The harmony of this intersection is uplifted by coexistence exclusively, by the moment in which the silence is served so that it streams through the depths of the lake, the speed of the river, the eternity of the stone and the relentlessness of the forest, only to be born again. Observe the unfolding of the circle of life in this compact piece of earth. Come closer and listen to its flow through the waters of the lake, the first element that contains and preserves it as the essence of everything that nourishes your safety, as you choose to call this landscape your home.

It is this lake precisely that is bonded to history - because its silence was much needed by some previous generations as well, who were looking at its perfect combination of shades of blue and green, and, by doing so, embellished their lives.

They chose each other in hopes to experience that specific silence as closely as possible once they set off and sail peacefully through its vastness.

Just like today.

The persistence of eternity

Skadar lake

Skadar lake, a proud resident of this region, is home to every life form that decides to come into contact with it.

To a man, whose being the lake nourishes on different levels. Because, above all the basic needs in the form of water and food, this lake has created a home for several monasteries on its islands, thereby enabling the human to transform the thread of silence into the peace, highly sought by every soul.

To the bird, a symbol of the free use of the dimension of life. Besides being a permanent one, the lake is also a temporary refuge in the eternal moment of its migration to warmer regions, always inviting them to return back to its waters. Because this region is equally just as warm.

To the fish, whose lifespan is tied to every spark of its temper. Whose cycle of existence has always indicated a closeness to the human who, in the vicinity of the lake and the aim to tie it to the landscape in the most beautiful manner, tried to tame the karst.







What flows with time

Skadar lake

Now, come up high and gaze at these waters, leaving behind all that you seek. Surrender to the impression and do nothing else but observe the scene.

The lake becomes part of the whole picture, as far as your eyes can see. Stretching carefree towards eternity, it insists on pure connection. It is only one of the elements framed by time. Dominant by the beauty of its colors, exceptionally pleasing to the eye, and more than intrusive by its dimensions.

Again - it is only one of the elements. At the core of its own existence, the one that carries the silence further away.

◁ Close up of the lake and the surrounding hills in the mist
A place where the Rijeka Crnojevića flows into the lake and the island of Vranjina in the background ▷







The water

Rijeka Crnojevića

Without detracting from its importance and following its natural course, the silence passes into the area of life formed directly by the fusion of human everyday life and the force of the water flow, right next to the lake. Along the Rijeka Crnojevića. A place, but also a river, forming a determined view towards the future, with strong roots in rich history.

Here, the sun has always witnessed the togetherness, and so it made the symbol out of it - that symbol is represented by the stone bridge called Danilov most, which, apart from being the symbol of the joining of the coasts, represents a strong example of merging one element to another.

Remember the beginning of the story. Silence through the lake, silence along the river and to the land. Forming a proper circle to precisely create what you are seeking, for when you decide to reach it here.



The land

Rijeka Crnojevića

Let silence mean belonging. When you master the skill of observing this entirety, which gives immortality to all of its elements, and receives it back in return, be free and feel at home. Take your position. Listen. And act.

Let the underlined thought float through your mind: belonging to the whole. Trust. Contribution to the circulation of the energy in the set of sequences that welcome you. Try to reciprocate with only ease of your existence. With this, you will become the starting and final destination of the wave of silence.

Remember: here, the river has been of great help to mankind throughout history. With everything it brought. Following its inextricable thread, it always remained aware of the events in its immediate surroundings. Just as the human race of this specific place was aware of it.

◀ Rijeka Crnojevića in the afternoon
Morning in Rijeka Crnojevića and Danilo's bridge ▶







From where you stand Jankovića krš

Although it circulates, and by circling it breathes new life into the mentioned cycle, the silence is loudest in the place where you stand firmly now. From the place you observe everything from the beginning of this story. Within reach, three thousand steps away from Rijeka Crnojevića, and yet hidden among rich juniper bushes and a steep stone that makes all this seem less tame than it really is.

Look back. Watch. Achieve it by touching it. Elements that complement each other have enriched this landscape that drowns the sigh of all that is alive.

Jankovića Krš is now your perspective. Your new record of existence. It is where you perceive the importance of silence. Where peace, that main and most important resource of your desires, has always been available through the existence of the one who needs it. Never far away.

From where do you observe this new horizon? I ask because you have the power of choosing.



The stone

Jankovića krš

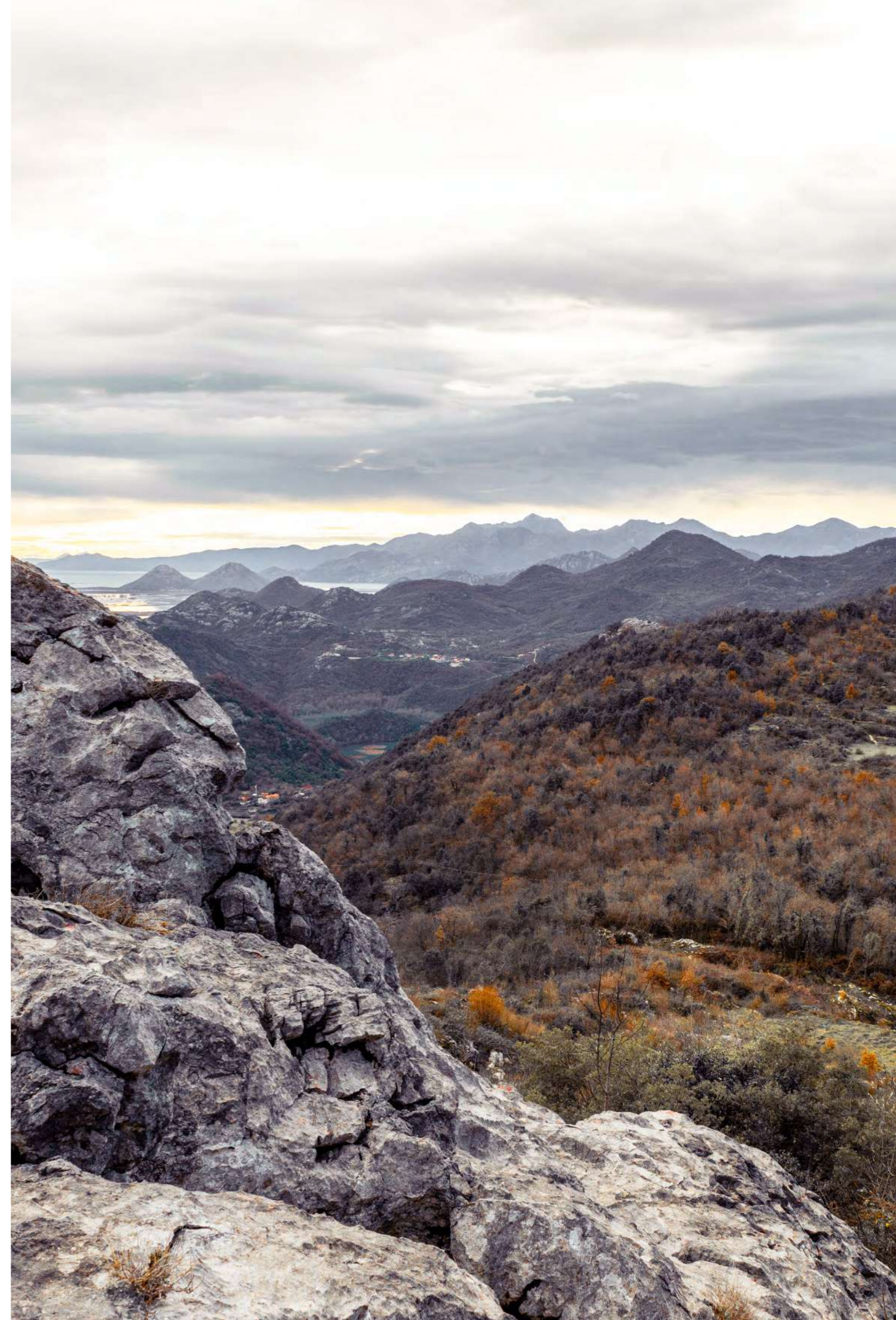
A solid perspective. Safeness.

A stone is a marvelous friend, taking over every unsettled thought of yours. Asking for nothing in return but unconditional attention, making you focus on its contribution to the rest of the frame. It is a fragment of a told history. And a piece of everything that is yet to be told.

Just like water, yet requiring a little more strength and patience, it built a path under the man's feet, it built its lodging, but above all - the opportunity to offer a view. Just as you are now extending that view in the direction of the other side - the one that the stone grew to live with.

It was and remains a part of man's everyday life. Encouraging you as the protagonist, with its indomitable characteristics, to proudly stand up and fight for everything important to you. Being here is by no means just a matter of your safeness. Above all, it is a deep syntony. The principle of mutual support.

◀ View of the lake from the hills surrounding Jankovića Krš
Jankovića Krš valley surrounded by rocks and forest ▶





Between the white and the emerald Jankovića krš

At the junction of energies.

In between the levels.

Firmly positioned and nourished by a subset of everything preserved by the sharp stone and the glorious canopy, that inspire each other in an endless cycle, right here. Thus creating a comfortable and desirable viewpoint for a human being.

From there, in an unruffled manner, it is easy to observe the day that will anchor instead of the night, and the night that neatly appears to add its own layer of charm to the atmosphere.

You stand here, as if caught between realities whose charms you feel the benefits of. This perspective is much like a dream. It is just that...the only thing that distinguishes it from a dream is - the clarity of the perspective.

◀ An old house with a threshing floor

From above Jankovića krš

If you desire to obtain a synthesis with the notes of harmony through this perspective, go higher. Dare to approach what is seemingly difficult to achieve. With its bushy appearance, the juniper is not alienated from man, but protectively nurtures the most beautiful spots of this hilly area.

If the stone is giving all of itself with its nakedness, requiring no effort from the opposite side, here, the beauty is contained in finding the way through the woods. Every leaf, every branch and every canopy will resist. But only figuratively.

You'll approach this easily too. And by doing so, you will discover a lot. On your way to the heights, you will create a true picture of everything from where you started. Now, your sights are immense.

Now, turn around. Under your feet, there is a stone. There is a forest too. All around you, a continuous play of water and sun takes place. Count each of the elements out loud. It is Jankovića Krš. It is your refuge.

Where each element is a part of your path.

Church of Saint Nicholas in Jankovića Krš >





The church Saint Nikola Jankovića krš

As a temple of peace and harmony among the brotherhood, the church of Saint Nikola was built here in the 18th century. Its history lies on something more distant in time - the current church was raised from the ground in the place where the remains of an ancient Christian place of worship were found, and it testifies to the deep spirituality of the people who created life here centuries ago.

Within its modest courtyard, which exudes the silence, and gentleness of generations, contained are the eternal houses of many Janković family ancestors - the same ones who once here tamed stone, grapes, and juniper. They fought the hand of the enemy and the hand of nature, tenacious in their intention to survive. Holding tight to their own identity as a sense of pride.

Entering the church, a sense of the micro-universe is experienced, condensed, but with a window as a symbol of opening to everything that comes.

The embrace of generations, time, and habits indicates the continuous birth and changing of the images that slip away from the individual's perspective. Pictures that narrate only one thing.

Life was happening. Life happens. And life will happen here as long as describing it with a time limit will be possible.

The people - Spirituality

Jankovića krš

What defines the relationship between man and nature, and what remains in the time that has passed and that is yet to come, is the trace. The way in which the human hand made its impact on the resources.

Come and experience history.

This ground has seen a man who is afraid. Fighting. Praying. In the days when the force was higher and stronger countless times, when nature would have no mercy and do nothing more than what is at the base of its existence, from this ground here a man would pray for peace. In the silence that adorns the story being told here, he would ask for help from above.

Hence - a man built himself a small church. Here. In a place from where he would approach something higher and something greater than himself. And, by doing so, to be able to find peace.

The Church of St. Nicholas is a beacon of life in this place. A desperate need. Joy and satisfaction all at once. For centuries, it has been a symbol of the well-fed spirit of local people.

Local resident Peđa Janković in the church of Saint Nicholas ›





From the perspective of tradition

The old house / Jankovića krš

In everything that is permanent and that defies time lies the spark of something that rests on strong roots. Four walls close the space with their edges and define one's past existence. They give contours to something that was here a long time ago but will remain here forever.

The house you see was built by the hands of a true hero, Mišo Šunjin Janković, a flag bearer of the Montenegrin Guard and a participant in the great battle at Vučji do. Under this flag, he was wounded and lost his life, while proudly standing still for his country.

With his courage and heroism, he illuminated a passage - from the past, through the present, and towards the future. So much so that this stone house, where he used to live with his mother, actually grew into a lighthouse of a specific time.

A symbol above symbols, which today points to the glorious history of the Janković brotherhood, who settled here at the beginning of the 18th century and with a firm hand founded- and then maintained- the culture of the entire place. Taking on agriculture and dedicating themselves mainly to wine growing.

It is exactly that subtle penetration of the sun's rays through juniper and stone that was enough to create something as refined as wine.

A wine that gives an extra touch to the shades of white and green that reign in this area. Making it even warmer.

◀ The old house at dawn
The old house with a vista ▶





Dare. Step on. Listen. Act. Leave a mark.

02 HARMONY MEETS SUSTAINABLE

Threads of eternity

Towards the future

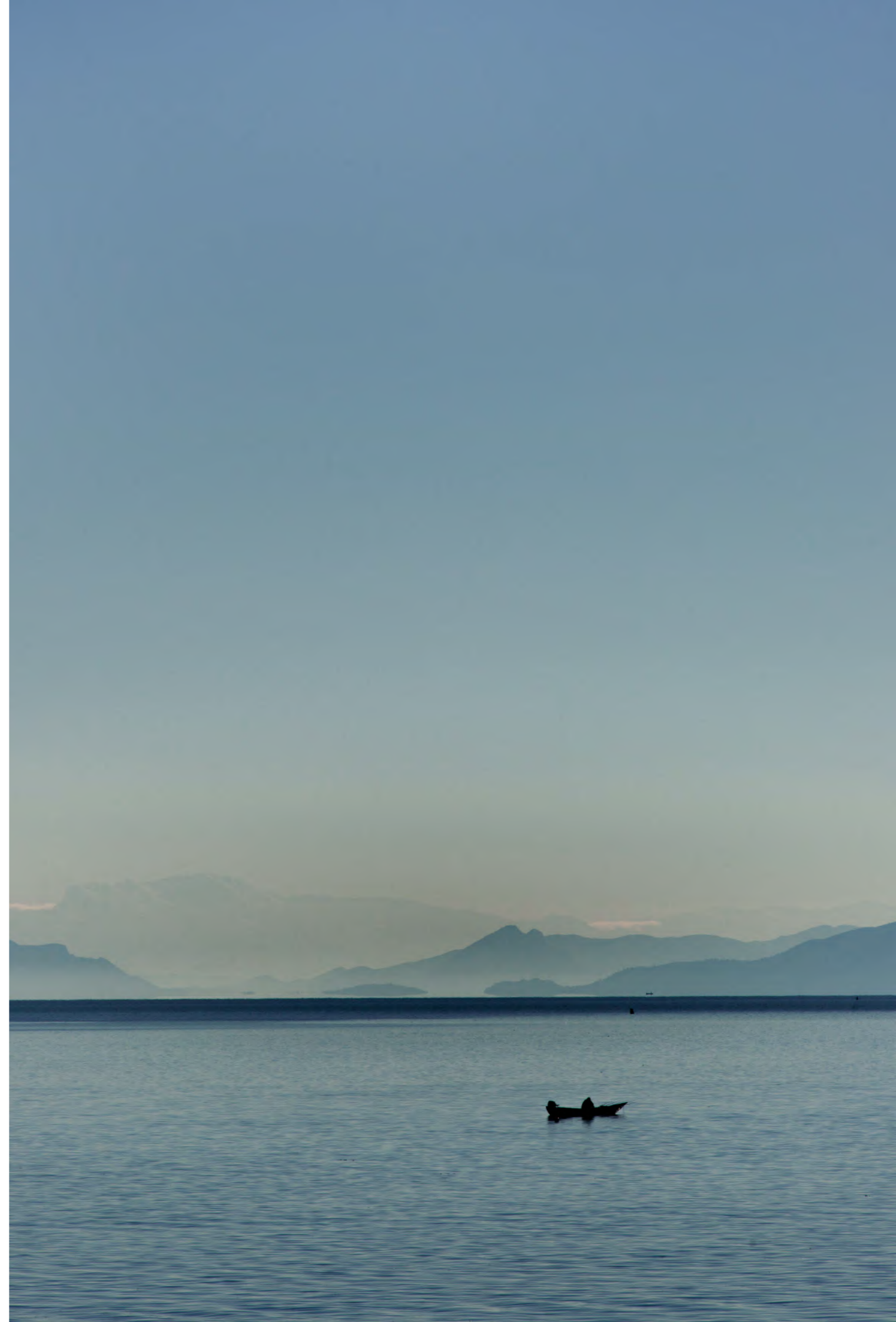
The project that seeks to tie together the history of this area and modern life with notes of harmony had to start from the core. From nature. We create contemporary structures by gently fitting them into the existing scope of everything that, as mentioned above, is nature and only nature. We underline the concept of sustainable.

The idea is to create a functional whole, a mosaic that speaks a modern language relying on tradition as one of the most important elements used to shape the new identity of the location.

Hence - it is very easy to define this beautiful process: an absolute, tailor-made syntony with the harmony that this place essentially exudes. The creation of slightly more modern structures that do not in any way go out of the current framework, nor threaten the long-established image of the locality.

Let's call it creating an extra, quiet dimension to this locale. Decoding its essence. Choosing to stay in such an area characterizes an individual who purposefully achieves his own slow living: he came here in order to distance himself from the dynamism implied by modern ways of living, and accepted to fit into a unique system in which the emphasis is exclusively on nature and its flows - guided by it, he accepts to become part of the community he will explore and contribute to.

A fisherman on the Lake Skadar ›



LOCATION JANKOVIĆA KRŠ METERIZI
42.366700 N 19.035336 E

LOVCEN

NJEGUSI

OLD ROYAL CAPITAL
CETINJE

LIPSKA CAVE

OBODSKA CAVE

RIJEKA CRNOJEVIĆA

REGION 1

REGION 2

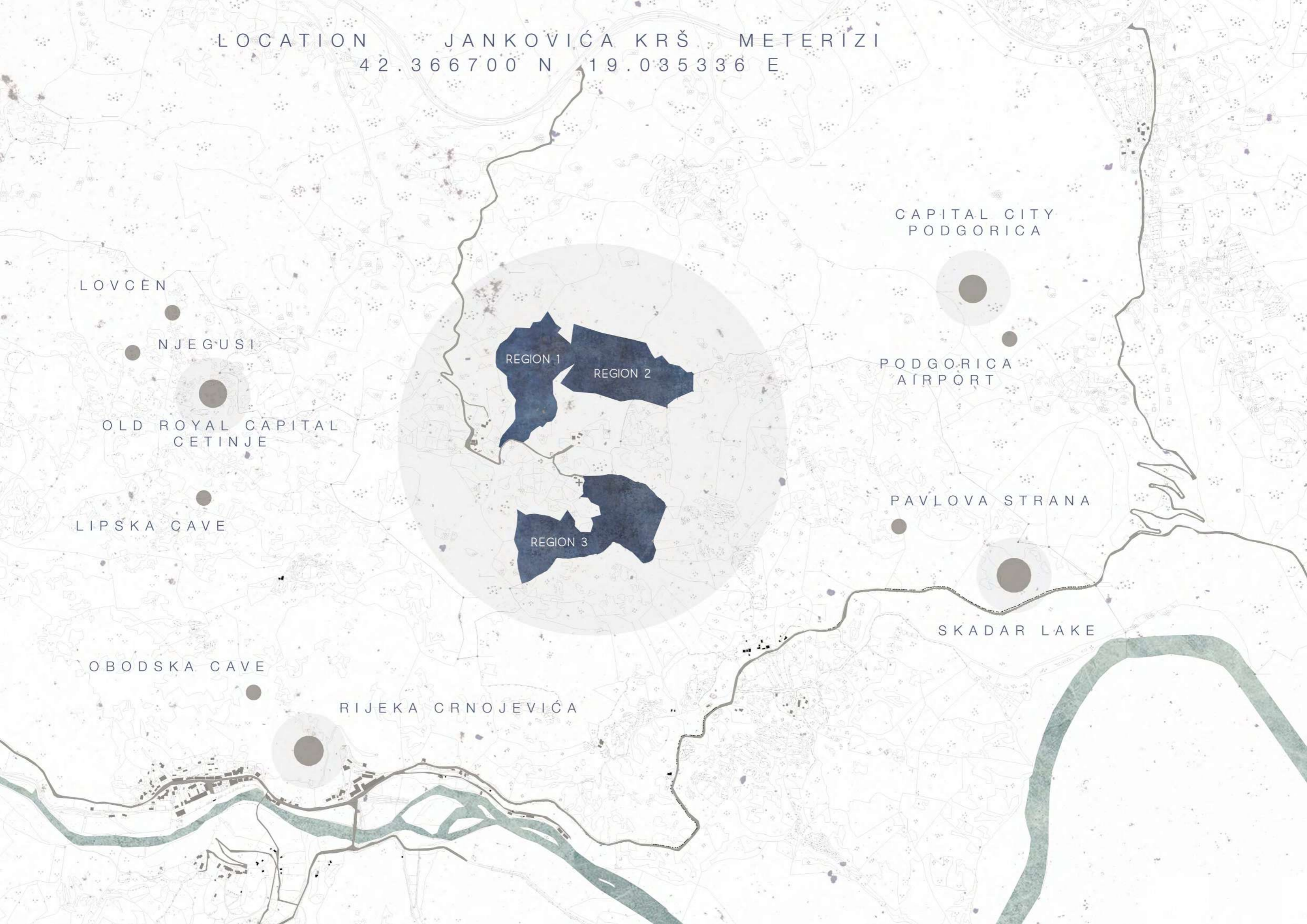
REGION 3

CAPITAL CITY
PODGORICA

PODGORICA
AIRPORT

PAVLOVA STRANA

SKADAR LAKE



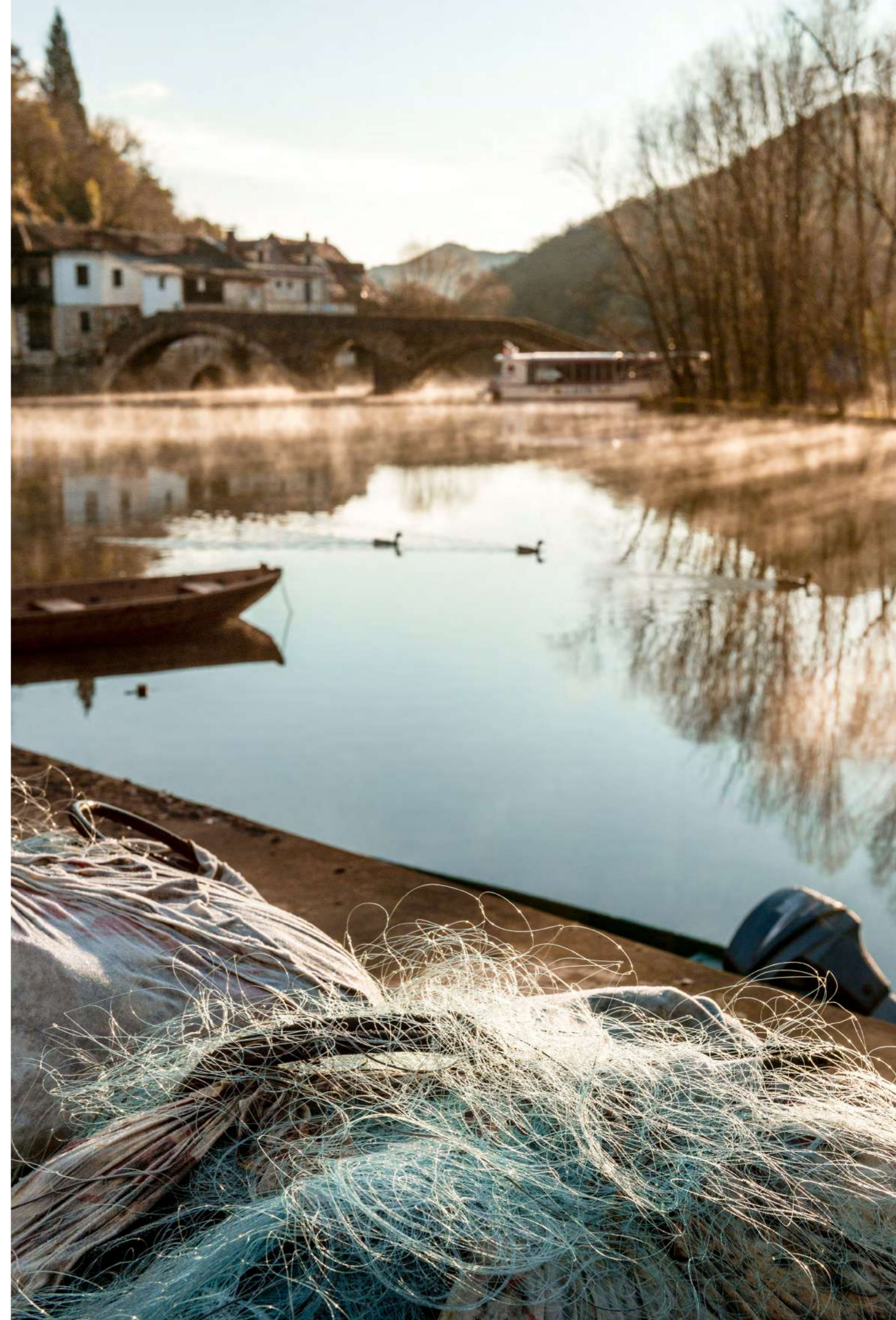
Mindful steps

Activities / content

The concept of slow living is contained in all the segments of existence in this area: from a visit to the Skadar Lake, which has over 280 species of birds, and represents an important resting place and feeding ground for numerous migratory species (thus ideal for birdwatching), while, on the other hand, it is the center of the spiritual life of historical Montenegro because, in its composition and in its vicinity, it contains numerous monasteries, through Rijeka Crnojevića, whose history greatly enriches the location, to the untouched nature of the Jankovića krš area. As a part of staying in a special ecosystem, it offers multiple activities and inspires the individual to surrender to absolute unity with the environment. At the same time, this unit stands out as a desirable and sufficient dimension in which one of the key benefits for an individual is the connection with himself.

In this regard, we will present the described contents by units, where each of them represents a component of comprehensive satisfaction. A part of the final impression that an individual takes from this specific life station.

Fishing nets at dawn, the Rijeka Crnojevića ›







I exist and I see existence

Skadar lake

Welcome to the area of the largest lake in the Balkans. In this region, the benefit of an element of crucial importance for humans, such as water, is a fantastic introduction to exploring this territory. When staying in this nature reserve that is extremely rich in silence (and that will feed the souls of visitors regardless of the choice of activity), it is all matter of your preference. Therefore, you shall feel free and choose between boat tours, visiting monasteries and fortifications, or opting for swimming, kayaking, hiking, or taking one of the car safari tours.

Coexistence with the animal world is characterized by ornithological stations, five of them - Manastirska tapija, Grmožur, Omerova gorica, Crni žar, and Pančevo oko, where the special feature is represented by the possibility of observing the curly pelican and the second largest cormorant colony in Europe. Bird watching, apart from the mentioned stations and viewpoints, is also organized from smaller boats that permit better access and closer contact with the living moment - this way you'll be able to immerse yourself in every sound, every gentle wave, and every ray of sunlight caught on the lake.

Also, related to the starting point of the story, in which it was pointed out how the lake fed the entire area throughout history, it is important to point out fishing (possible by obtaining a license) as one of the main components of staying at the lake - in the Skadar lake basin, there are as many as 33 domestic and 15 introduced species - a total of 48 of them in one European lake is something that a certain water surface can rarely boast of.



The center of the spiritual life Skadar lake

This notch in the eternity, shaped into a water surface in the middle of stone-rich Montenegro, can also become your charming passage to the spiritual stations that built the identity of an entire nation and with that enriched its culture, history, and tradition. Available for you to explore and help you soothe, find, or rebuild yourself.

Monasteries within and in the immediate vicinity of Lake Skadar, the oldest of which dates back to the 11th century, are Prečista Krajinska (only the foundation has been preserved to this day), then Starčevo, Kom, Beška, Orahovo, Donji Brčeli, Sveti Nikola, Gornji Brčeli, Jeksha, and Moračnik.

In order: Prečista Krajinska or Ostros monastery is located on the southwestern shore of Lake Skadar, near the villages of Mali and Veliki Ostros. Today, most of it lays in ruins, of which the tower or belfry on the western part is the one best preserved. Some visible remains of the extensive walls of the complex have been preserved only (again - in part) on the northern side.

The Starčevo Monastery is located in the southeastern part of the island that carries the same name, and very much like the island, it is named after its founder, the elder Makarios, a hesychast and prominent spiritual leader of his time. The monastery was a well-known copying center in the Middle Ages, and today only three manuscripts are surely known and recognized as created in the scriptorium at Starčevo: the Prologue (from the seventies of the 14th century), the Four Gospels of Starčevo Gorica and the third, a destroyed manuscript about the death of Đurađ Balšić.

◀ A monk from the birthplace of Saint Peter of Cetinje

The road in the middle of the road

Skadar lake

Also known as the king of the lake, the Kom monastery is located in the north-western part of Lake Skadar, near Žabljak Crnojevića, on the slope of Adrijska gora, which turns into an island during the flood period, while during the very dry summer, the monastery can be reached by following the small roads through the swamp. The Kom monastery with a church dedicated to the Assumption of the Virgin, an endowment of Đurđe and Lješ Crnojević, was built between 1415 and 1427. In one specific period, this monastery was the seat of the Metropolitanate of Zeta.

The Beška Monastery is located on the island that holds its name, in a place called Donji Murići, and it is decorated with two important endowment medieval churches - one is the endowment of Đurađ II Stracimirović Balšić, lord of the Zeta and coastal lands, and is dedicated to Saint George. The second one, dedicated to the Annunciation, is the endowment of Jelena Lazareva Balšić, the daughter of the Holy Prince Lazar and Đurađ's wife, otherwise the ruler of Zeta after her husband's death.

The Orahovo Orthodox monastery is located in the village Orahovo, about two kilometers away from Virpazar.

There are no preserved written sources about the origin of the monastery. It is not even known when it lost its function as a monastery and when exactly its church became a cemetery temple. The monastery complex consists of two churches and an inn. The construction of the older, smaller single-nave church dates back to the 15th century, i.e. during the time of Jelena Balšić, when the

Orahovo monastery was mentioned as the metoh of the Vranjina monastery, while the younger monastery church, St. Nikola, was most likely built in the middle of the 17th century.

In the Crmnica villages of Donji and Gornji Brčeli, two monasteries are carrying the same name as the mentioned villages. The Monastery of St. Nikola in Donji Brčeli is older, and its foundation dates back to the beginning of the 15th century and is attributed to Jelena Balšić, while the one in Gornji Brčeli was built by Bishop Danilo Petrović at the beginning of the 18th century as his winter residence (though its foundation is also linked to Jelena Balšić). It is popularly known as the Petrović Monastery. The church is dedicated to the Feast of the Intercession of the Virgin - this rare iconographic theme illustrating the event of the appearance of the Virgin to the believers in the Constantinople church in the 10th century.

The Monastery of Saint Nikola is located on the eastern slope of Vranjina, once the largest island on Lake Skadar. This monastery was built between 1221 and 1233, during the time of Nemanjići and the first Zeta bishop Hilarijon. After the arrival of the Turks in these areas, the monastery was burned and destroyed several times, until around 1842 when it was completely demolished, and a Turkish fortress was built on its foundations.

After regaining control over the island, Prince Nikola rebuilt the monastery in 1886 as a single-nave structure.



In motion

Outdoor activities

If the choice consists of other outdoor activities, the specificity of the trails around the lake (suitable for touring with the availability of local guides), then the water chestnut (as they call it here)-decorated view of thousands of water lilies while kayaking on the lake are special sparks of the experience of this area. Contained in the richness of biodiversity, these sparks form a fantastic basis for discovering a new universe and the first profound step towards merging with the local community.

Only when you walk on it will you be able to enter the deepest secret of a path you have taken. Of a path that leads you to your goal. Only while sailing the water of your path will you feel safeness and belonging. Only by being there, with that unsurpassed first-person perspective on contact between worlds, will you be convinced that your place is right there. That it is just that important and just that big.

In this interweaving of land and water on one hand and history and culture on the other, there is only one message that is sublimated: come.

Within the river of Time

Rijeka Crnojevića

Rijeka Crnojevića represents some kind of capital of smaller urban units - even though it is inhabited, with its unusualness and history of life along the river, it has preserved the authentic spirit and charm of a small town that, in its essence, carries the inseparability with nature.

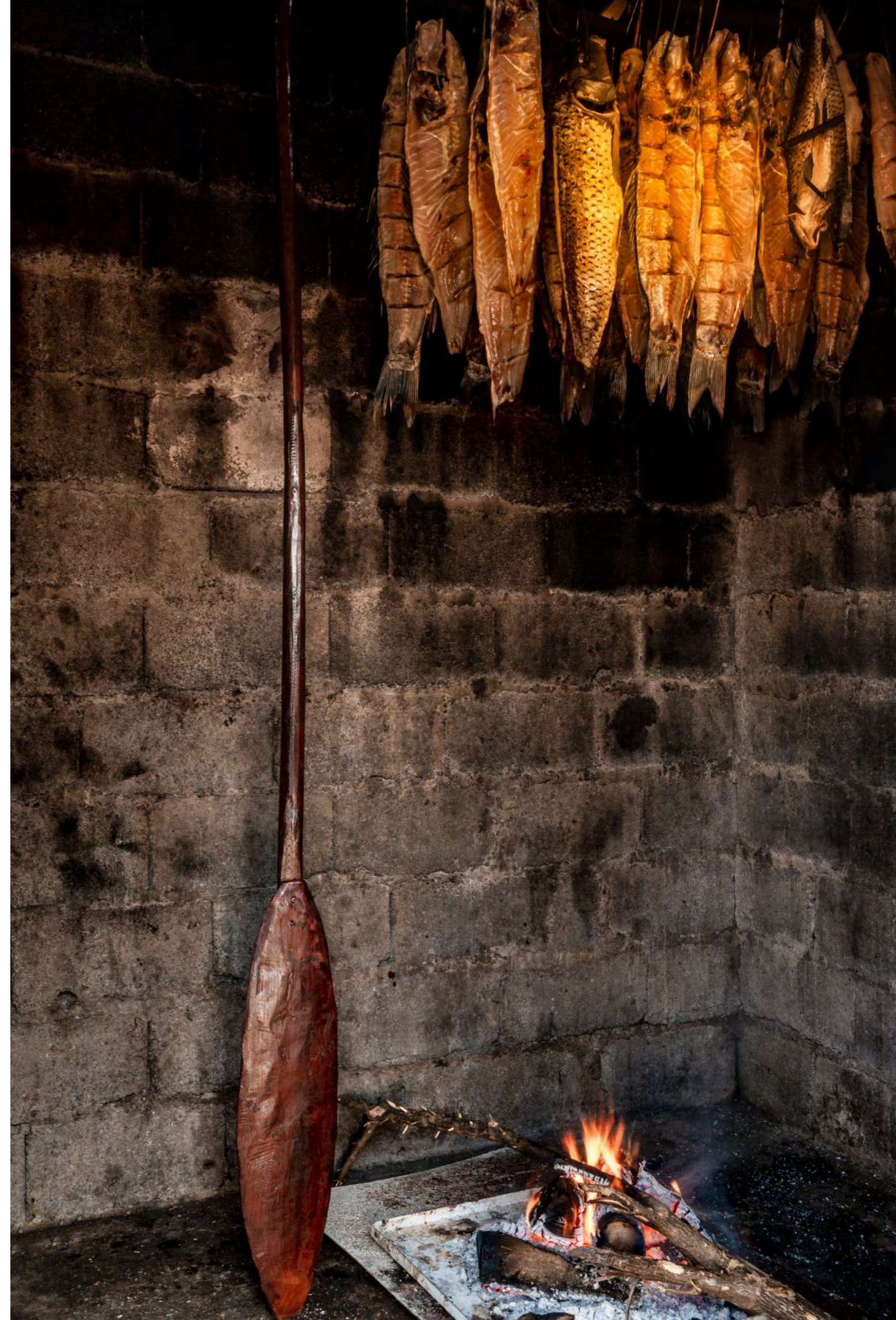
Here, the local spirit manifested itself through an emphasis on gastronomic specialties, so much so that the whole locality is recognized for organizing fish and wine dinners, events that allow the local population to proudly share their products with the curious.

On this occasion, they are ready to provide advice in the field of viticulture and the specific way of preparing caught fish- and this is undoubtedly a special kind of decoration of anyone's experience. Apart from gastronomy, history also had something important to say here - this now fishing village can boast of the oldest preserved building, an example of architecture as it once was - the house of Saint Peter of Cetinje. The construction of the nominated house started in 1810, for the residential needs of St. Peter.

In the past, the building even served as an industry, when the Montenegrin-Austrian society founded a sawmill in it, back in 1873.

Old bridges, symbols of the meeting of worlds and the shades of those worlds, and the promenade along the river which so authentically revives the moments of the bright history of Rijeka, point to that intersection today. Moments in which what today seems drowned in oblivion and hidden from the life that noisily happens elsewhere, are returned on merit and show Rijeka with what it has won its proud existence and resisted time. The Venice of Montenegro.

Smoked carp from Lake Skadar ›



Life in coexistence

Eco village

If water gave life to everything you see here, then surely it was the stone who settled and sustained it. The same one in which the existing houses were built, as well as the one in which the new ones will be built. Today, this richness of views made up of countless interwoven shades is actually a solid refuge in a subset of stone and juniper, which finds the basis of its existence, and since then forever practices- openness. Towards peace. Towards silence. To the vastness.

Life in coexistence. Here we build existence in the embrace. Traditional and modern, which met in the idea of sustainability.

And that is exactly the idea that surrounds each of the actions on the site of importance: sustainability. When building future units, breathing freedom will be the concept we strive to donate to the existing in a location of significance. The series of activities that the individual will act through the community in the newly created space can be summarized by the definition: leave a mark. Give and take.

That giving will primarily refer to the contribution to the aforementioned idea of sustainability. Investing peace into peace.





Sustain. Revive

Activities on the site

The search for authenticity in a resort that is based on a beautiful fusion with nature implies a stay in a green system, where most of the experience is contained in getting to know local ways and promoting those ways.

Whether it's about practicing everyday life, acquiring new habits conditioned by absorbing the guiding ideas of the existing community, or helping it to adopt some new ones- that would sustainably improve it- the emphasis is on adapting to nature, which selflessly returns the investment. Giving you peace and a unique experience. It's as if you are acting directly on the stone you see here, thereby forming your unique shape that you will leave here forever.

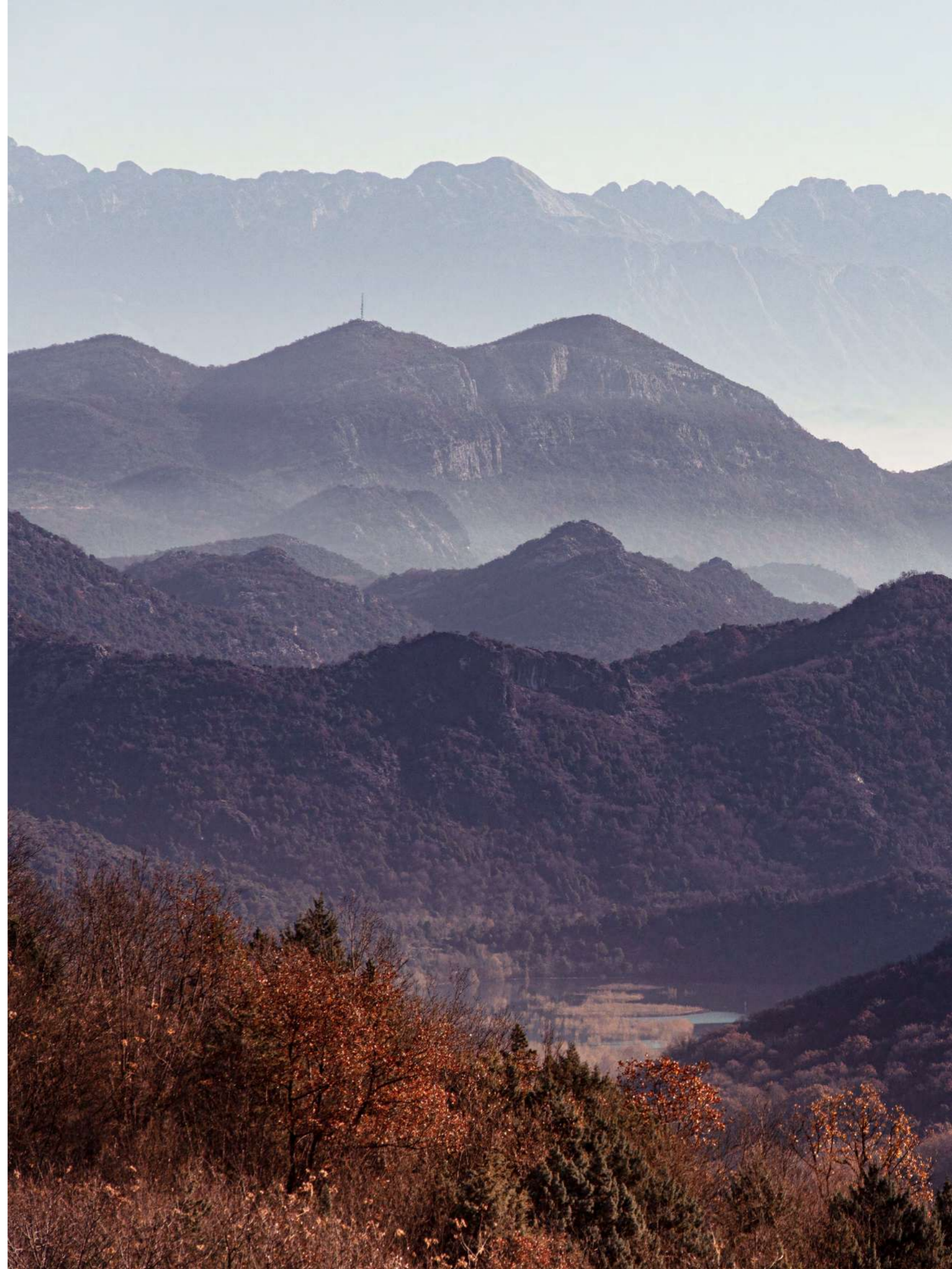
Juniper

Jankovića krš

Juniper grows everywhere in this place. By creating a certain layer of security and more hidden reality, it makes the stone not seem lonely, while at the same time making sure that it does not seem cruel to the one who approaches it for the first time. It is a kind of initial hug to those who go to meet it.

Content emerges from that embrace. Further action is born. Juniper, on the other hand, is the main ingredient used to make gin. In this regard, this plant, a permanent resident of Jankovića krš, finds an additional way to enter your everyday life. It is in fact a resident imbued with tradition decorated with notes of modernity.

The production of gin in loco will be organized here, and that production will round off an entire process - picking, preparing, cleaning, and cooking. Melting it into reality. All this with your help and contribution. Remember the trail. Because the trail is reflected in the participation. In the creation of the experience. Just by taking part in such a unique process and at a specific venue, you have made a lasting contribution.





A stay in eco village

Jankovića krš

Staying in an eco-village is an ideal way to exist here in the cross-section of the worlds- the traditional one, reflected in the ways in which people have lived here since the first day, and the one that comes and develops in order to meet the modern age. All of that while keeping everything that makes it unique.

When trying to get to know the identity of a place, and therefore people, the first thing that is presented to you is habits. By getting to know the habits of the people to whom the Jankovića krš has been their home since birth, you will be able to sharpen your perspective and, in a way, see the entire picture.

In order for your experience to be crowned with the imprint you leave here, you will be integrated through each of the sequences of the mentioned habits - learning how to produce basic foods, such as cheese and milk, participating in traditional ways of preparing food, working on the farm, with an aim to create and maintain a sustainable community, etc.

You give yourself and borrow for yourself.

In the new structures, created in such a way that in every element they imitate the existing ones (therefore, they fit into the unity of traditional materials - stone, land, and water), the stay itself will mean a peaceful existence in the area. Slow living here is achieved by the cyclical action of the individual in a given space, in relation to the contribution to the community through the renewal of habits on a daily basis. All so that nature, acting in its usual course and remaining untouched, would eventually repay that same individual by forming a gentle relationship. In a few words, what is both necessary and sufficient is the contribution to maintaining the natural balance.

Give back to yourself

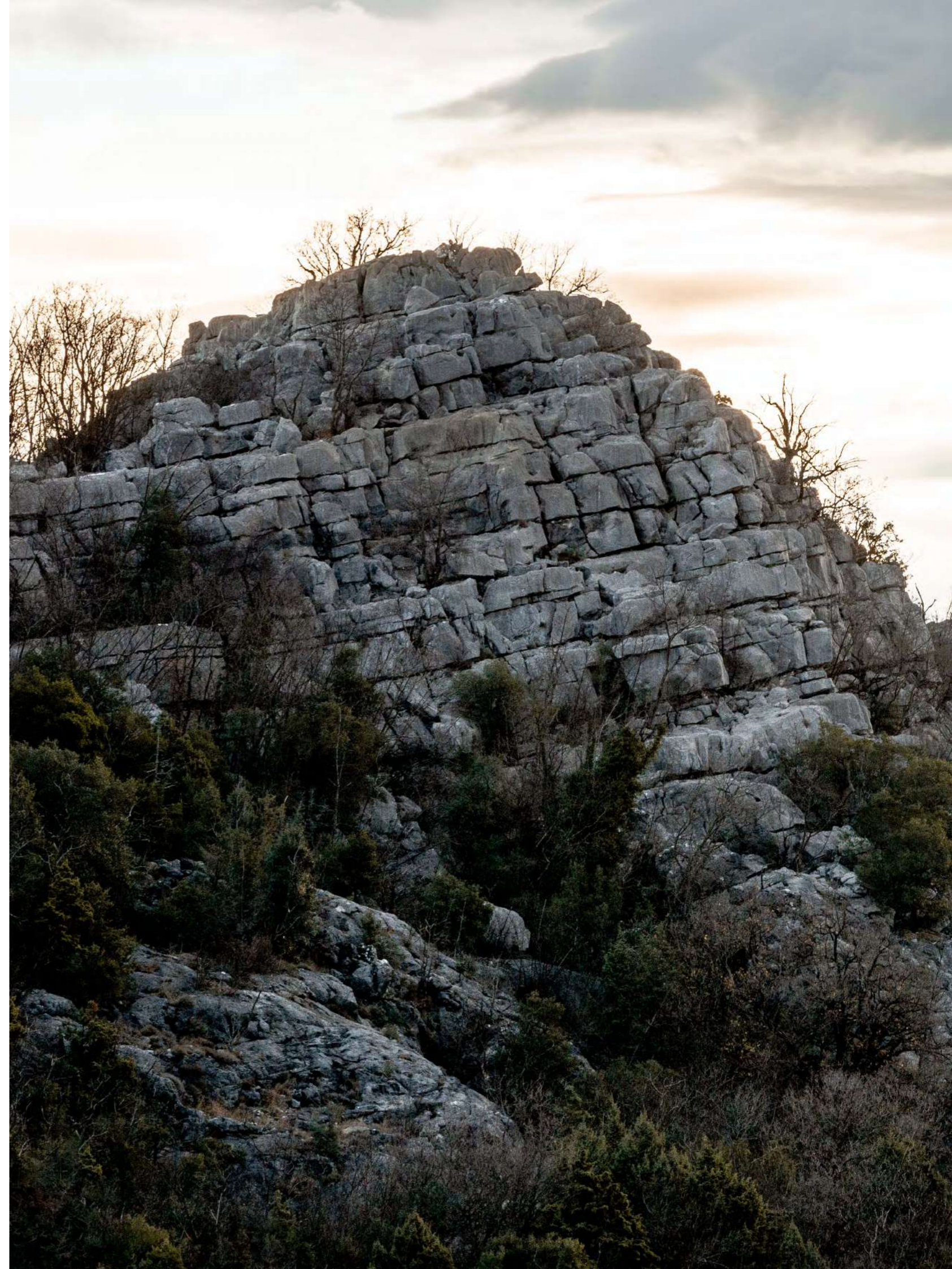
Jankovića krš

In order for the place to share healthy habits and present the concept of sustainability as the healthiest of ideas that will bind us nicely and securely to the future, various thematic workshops will be organized. On this occasion, each of the mentioned actions that signify the identity of this place will be discussed and practiced on the spot - cheese production in a traditional way, preparation of traditional local specialties, use of juniper in the production of gin, etc.

In addition to daily habits, the connection with tradition is also reflected in the understanding of the way in which local people observe the phenomenon of life. More precisely, in order for this station of the individual visitor's life to be completely authentic, it is desirable to borrow a local experience of higher dimensions.

The previously presented church of St. Nikola in the village of Jankovića krš is an inseparable part of their life cycle. A center of tranquility in a place of tranquility. Participating in regular annual rituals that are related to this religious object represents exactly that additional dimension through which it is desirable to live in this place. A rough example - you are integrated into the tangible and the intangible. But - in everything that this locality is.

What can represent some special kind of authenticity is organizing a wedding in this specific location. In a place where the stone is so dominant, yet flexible enough not to harm the harmony, the wedding will definitely be a unique ceremony. A unique sum. Memories, experiences, hopes, special wishes. It is precisely this sum that is so reflected in this landscape that seems to be made of dreams. But still realistic and sensitive to the touch.







Surrender to the road. No resistance. Juniper is Your protector.

CONTENT

Region I	54
Region II	62
Region III	70

REGION I

Region I includes cadastral plots no. 4810/1, 4811 and 4812 CM Meterizi that are within the boundaries of the Spatial Urban Plan of the Old Royal Capital of Cetinje. According to the land use plan from the referred spatial planning document:

- Cadastral plot no 4811 CM Meterizi is located within the scope of other natural areas
- Cadastral plot no. 4812 CM Meterizi is located within the scope of agricultural areas
- Cadastral plot no. 4810/1 CM Meterizi is partially within the scope of other natural areas, partially within the scope of forest areas, and smaller part is within the scope of agricultural areas.

In accordance with these guidelines, Region I, with a total area of 58,813m², is divided into 4 zones with uses according to the plan.

Zone I is determined by the project in accordance with the land use plan in the area of forest areas and the possibility of building new buildings is not given, but only the renovation of old houses in the existing dimensions. An old house for which renovation is planned belongs to this zone. The approximate area of zone I is 12 364m².

Zone II is defined by the project in accordance with the purpose of the areas in agricultural areas for two agricultural facilities. Those are facilities for the preparation and production of cheese, as well as for the preparation and production of gin. In accordance with the conditions, it is allowed to form 2 urban plots with a minimum area of 1500m², on which it is possible to build an object with a maximum gross building area of 2x350m², i.e. 700m² and floors GF+1 or GF+Attic. The frame area of zone II is 5317m².

Zone III is defined by the project in accordance with the purpose of the area in the area of other natural areas for housing, because it is located within the boundaries of the settlement, that is, according to the guidelines, it is possible to accept the immediate surroundings up to 100m from the boundary of the settlement and allow the use of housing. The condition for forming a minimum urban plot is an area of 500m², the maximum gross building area GBA is 200m², and the permitted number of floors is GF+1 or GF+Pk. The approximate area of zone III is 8,900m² and the project foresees 11 villas with a total gross building area of 2,200m².

Zone IV is defined by the project in accordance with the purpose of the surface in the area of other natural surfaces at a distance of more than 100m from the border of the settlement and it is allowed to build eco-villages. Eco-village represents a set of facilities in a village/rural environment, intended for tourist exploitation, which function in a sustainable manner. With their offer, they provide visitors with an extraordinary experience, a break from the usual activities characteristic of life in the city and a pleasant atmosphere in the natural environment. The condition to form an eco-village is a minimum area of 3ha, on which it is possible to build facilities with a total gross building area of a maximum of 1,500m². The eco-village should have a central square with facilities for gathering, a parking area, 5 to 10 houses (2-4 users per house), floors GF+Attic or SB+GF.

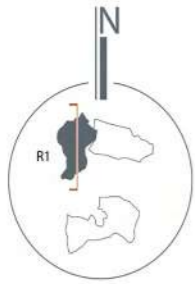
The approximate area of zone IV is 32,219m², and the project foresees 1 eco-village on it, with a total gross area of all buildings of 1,500m².



Stone is a friend who takes over your every unsettled thought. A solid perspective. Safety.

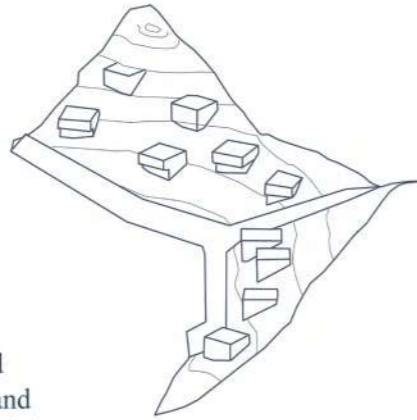
REGION I - LAND PURPOSE

K L E K A

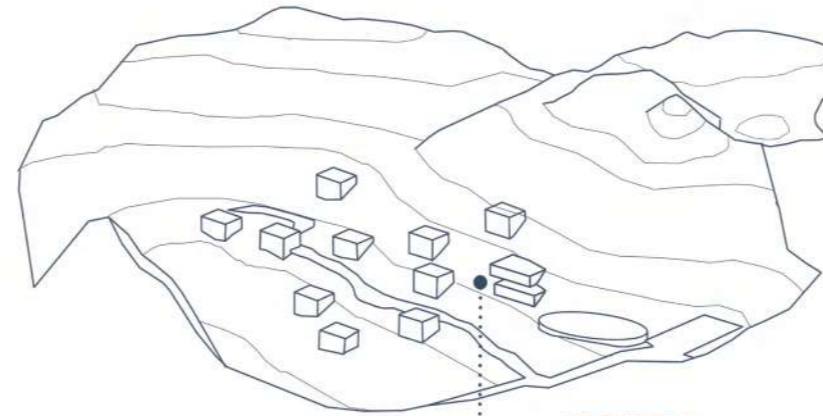


ZONE 3 RESIDENTIAL AREA

7915,02 m²
11 NEW STRUCTURES



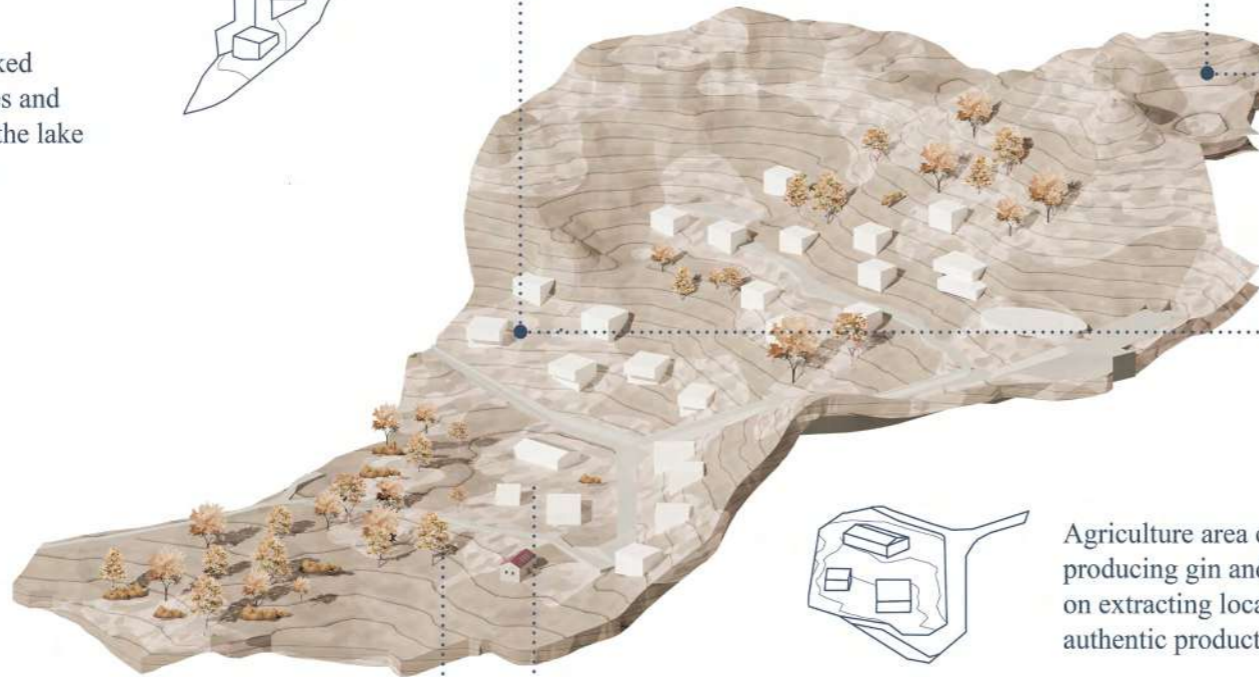
Luxury villas tucked between the stones and oriented towards the lake are located in the residential zone.



ZONE 4 ECO VILLAGE

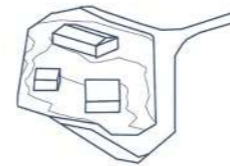
32219,18 m²
11 NEW STRUCTURES

Eco village with accommodation units surrounds the square, a focal point for gathering and meeting the local culture



ECO VILLAGE

RESIDENTIAL



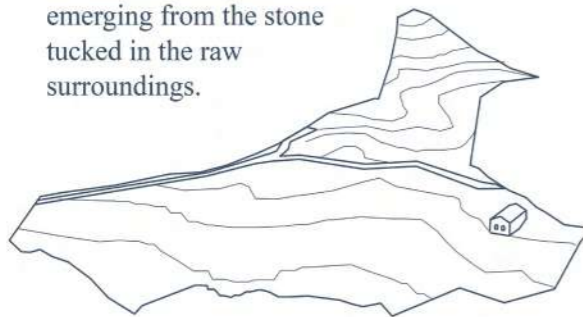
Agriculture area contains facilities for producing gin and cheese. Emphasis is on extracting local goods and making authentic products.

PRODUCTION

ZONE 2 AGRICULTURE

3137,40 m²
3 NEW STRUCTURES

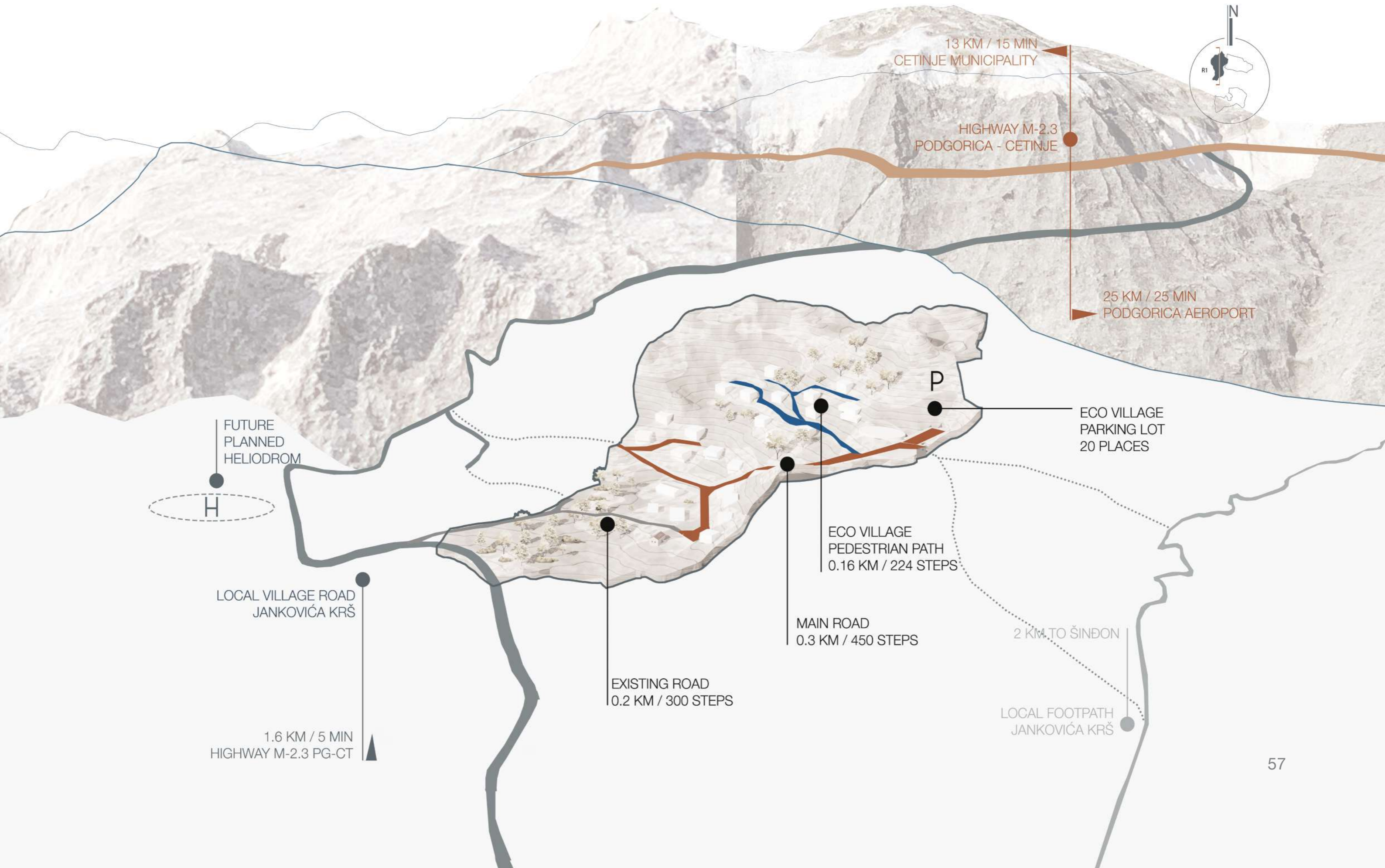
Existing old house is located in the forest area, emerging from the stone tucked in the raw surroundings.



ZONE 1 OLD HOUSE

13757,07 m² / 1 EXISTING STRUCTURE

OLD HOUSE



13 KM / 15 MIN
CETINJE MUNICIPALITY

HIGHWAY M-2.3
PODGORICA - CETINJE

25 KM / 25 MIN
PODGORICA AEROPORT

FUTURE
PLANNED
HELIODROM

H

LOCAL VILLAGE ROAD
JANKOVIĆA KRŠ

1.6 KM / 5 MIN
HIGHWAY M-2.3 PG-CT

ECO VILLAGE
PARKING LOT
20 PLACES

ECO VILLAGE
PEDESTRIAN PATH
0.16 KM / 224 STEPS

MAIN ROAD
0.3 KM / 450 STEPS

EXISTING ROAD
0.2 KM / 300 STEPS

2 KM TO ŠINDON

LOCAL FOOTPATH
JANKOVIĆA KRŠ

REGION I - STRUCTURES TYPOLOGY

K L E K A

Region I contains four different zones - forest area (old house), agricultural area, residential area and eco village area. Depending of the area, the structures differ, so the area contains four different types of structures.

OLD HOUSE / FOREST AREA

Located in the forest area, where building new structures is not allowed. Old existing areas can be reconstructed within its own boundaries. This building represents an old heritage of great importance and is planned to be preserved. Houses will be multifunctional, depending on the transformation phases of the region.

PRODUCTION FACILITIES / AGRICULTURE AREA

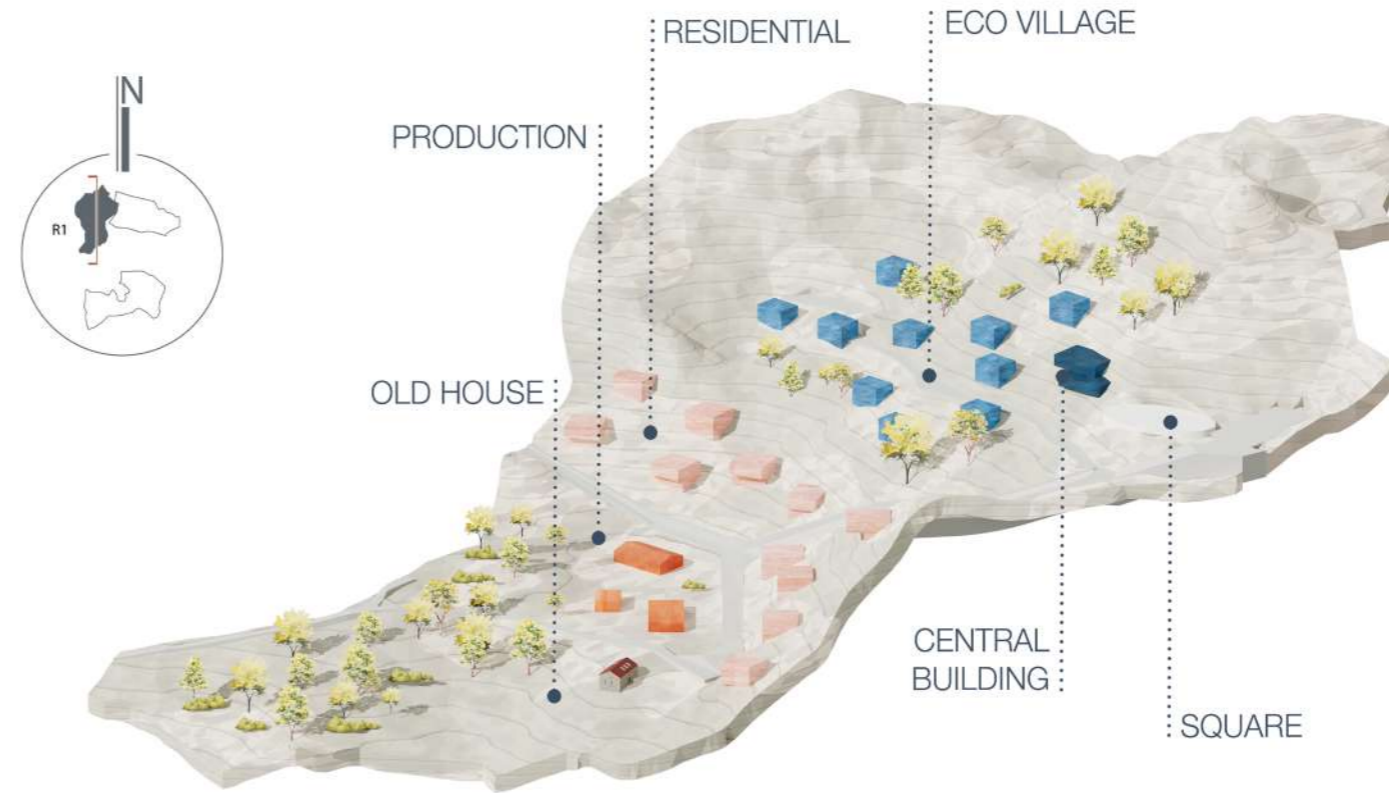
In order to affirm Jankovići through products made in this area and with the authentic goods, production area contains facilities for gin and cheese production. Facilities are allowed to be max GBA 350 m2.

LUXURY VILLAS / RESIDENTIAL AREA

As we climb the rocky part of the region, we find ourselves in the residential area where luxury villas are placed with the view towards Skadar lake. In this area there are 11 villas with max GBA 200 m2.

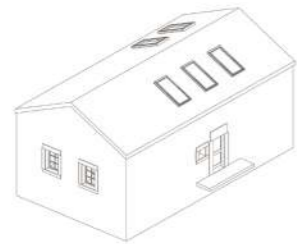
ECO VILLAGE AREA

Eco village is placed on the top part of the region. Village is assembled maximum of 10 accommodation units surrounding the main square, and one central building which can have auxiliary buildings. Wedding ceremonies are the theme of this eco village.



OLD HOUSE

EXISTING STRUCTURE
TOTAL GBA 67 m2



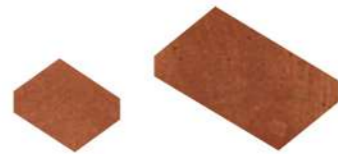
PRODUCTION FACILITIES

GIN PRODUCTION
TOTAL GBA 350 m2



MAIN BUILDING
350 m2

CHEESE PRODUCTION
TOTAL GBA 350 m2



AUXILIARY BUILDING
100 m2

MAIN BUILDING
250 m2

LUXURY VILLAS

11 RESIDENTIAL UNITS
TOTAL GBA 2200 m2



GROUND FLOOR
100 m2

GROUND FLOOR
100 m2

RESIDENTIAL UNIT
TOTAL GBA 200 m2

ECO VILLAGE

TOTAL GBA OF ONE ECO VILLAGE 1500 m2

10 ACCOMODATION UNUTIS
TOAL GBA 1200 m2



1ST FLOOR
60 m2

GROUND FLOOR
60 m2

ACCOMODATION UNIT
TOTAL GBA 120 m2

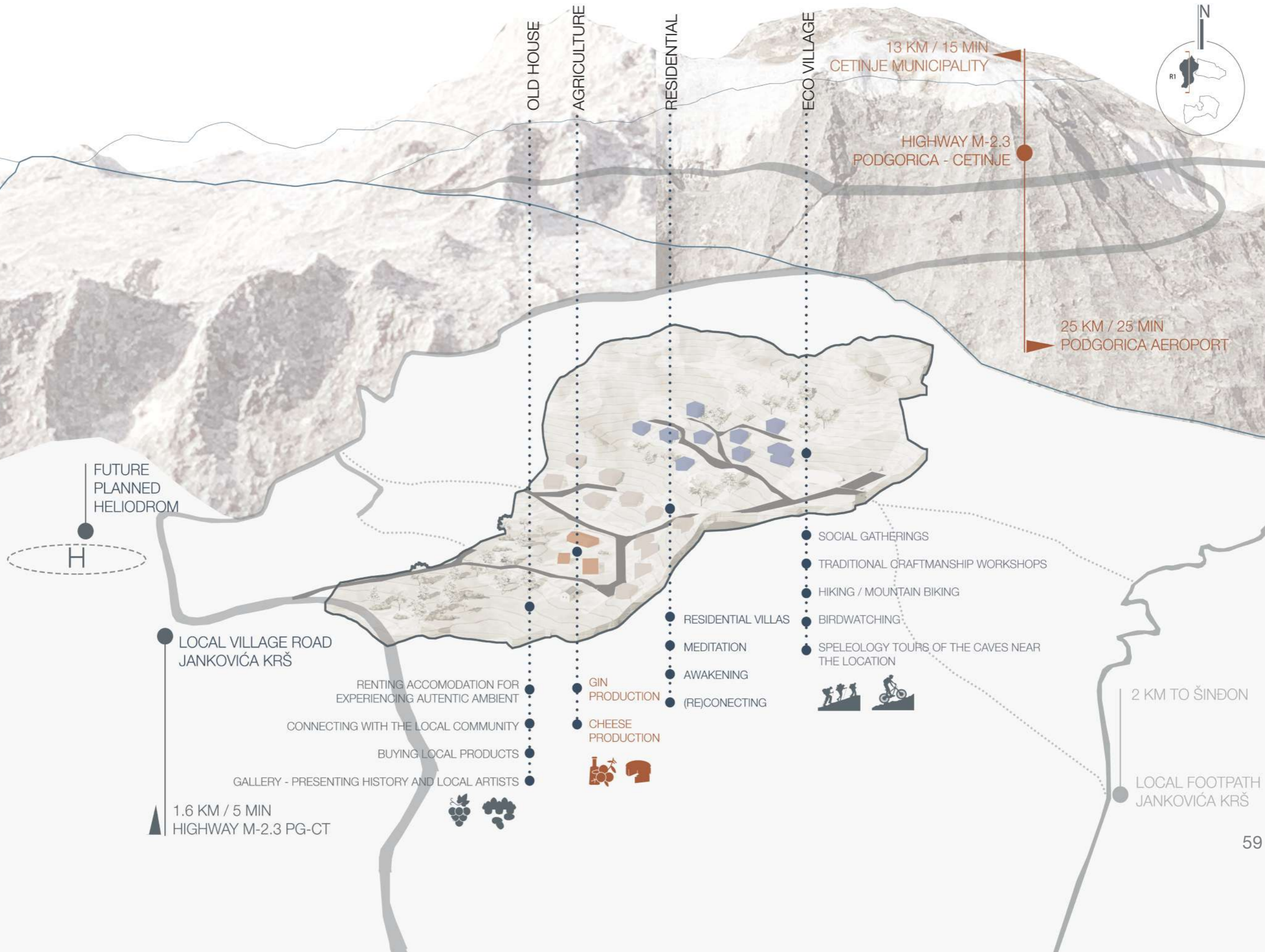
1 CENTRAL BUILDING
TOTAL GBA 300 m2



GROUND FLOOR
150 m2

GROUND FLOOR
150 m2

CENTRAL BUILDING
TOTAL GBA 300 m2





Feed yourself. Approach to the source of the universe. Gift yourself to yourself.

SECTION - REGION 1



ECO VILLAGE - REGION 1

Eco village with accommodation units surrounds the square, a focal point for gathering and meeting the local culture

1 CENTRAL BUILDING WITH SQUARE AND 10 ACCOMMODATION UNITS.
MAX GBA cca 1500 m²

RESIDENTIAL - REGION 1

Luxury villas tucked between the stones and oriented towards the lake are located in the residential zone.

11 STRUCTURES
MAX BGA cca 200m²
PER STRUCTURE

PRODUCTION - REGION 1

Agriculture area contains facilities for producing gin and cheese. Emphasis is on extracting local goods and making authentic products.

2 STRUCTURES
MAX GBA cca 350 m² PER STRUCTURE

OLD HOUSE - REGION 1

Existing old house is located in the forest area, emerging from the stone tucked in the raw surroundings.

GBA 67 m².

REGION II

Region II includes cadastral plots 4818/2 KO Meterizi, which are included in the scope of the Spatial Urban Plan of the Old Royal Capital of Cetinje. According to the land use plan from the referred spatial planning document:

- Cadastral plot no. 4818/2 KO Meterizi, is located partly in the area of other natural surfaces and partly in the area of grassy surfaces.

In accordance with these guidelines, region II, with a total area of 64,075m², is divided into 2 zones with uses according to the plan.

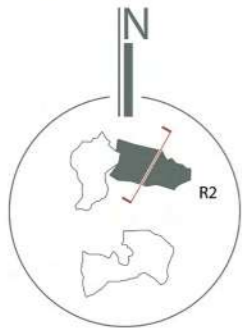
Zone IV is defined by the project in accordance with the purpose of the surfaces in the area of other natural surfaces at a distance of more than 100m from the border of the settlement and it is allowed to build eco-villages. Eco village represents a set of facilities in a village/rural environment, intended for tourist exploitation, which function in a sustainable manner. With their offer, they provide visitors with an extraordinary experience, a break from the usual activities characteristic of life in the city and a pleasant atmosphere in the natural environment. The condition to form an eco-village is a minimum area of 3ha on which it is possible to build facilities with a total gross building area of a maximum of 1,500m². The eco-village should have a central square with facilities for gathering, a parking area, 5 to 10 houses (2-4 users per house), floors GF+Attic or SB+GF.

The approximate area of zone IV is 35,792 m², and the project foresees 1 eco-village in it, with a total gross area of all buildings of 1,500m².

Zone V is defined by the project in accordance with the purpose of the areas in the surfaces of grass areas and the possibility of building new buildings/facilities is not given. The approximate area of zone V is 28,364m².

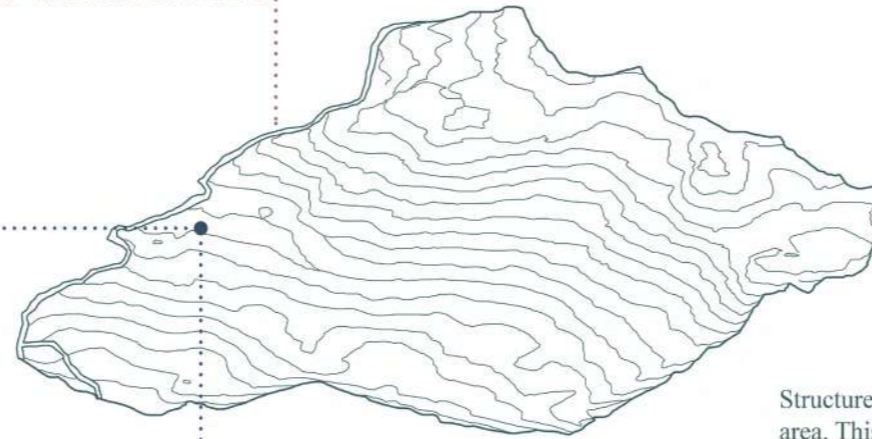


Feel the belonging. Look at the whole. This is your sanctuary.



LOCAL WALKPATH
TO VILLAGE ŠINDON

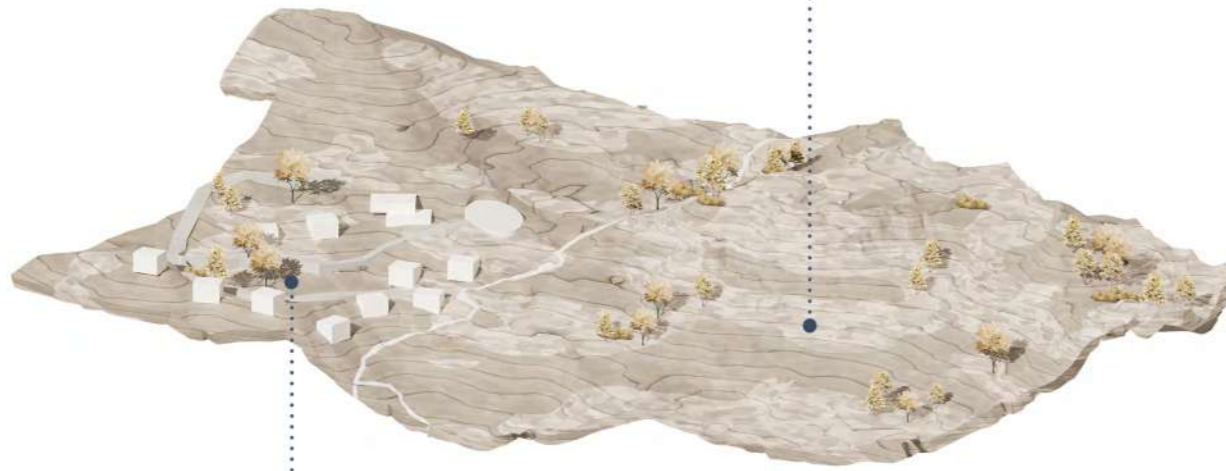
• **ZONE 5**
GRASSY AREA
28364,15 m²
NO STRUCTURES



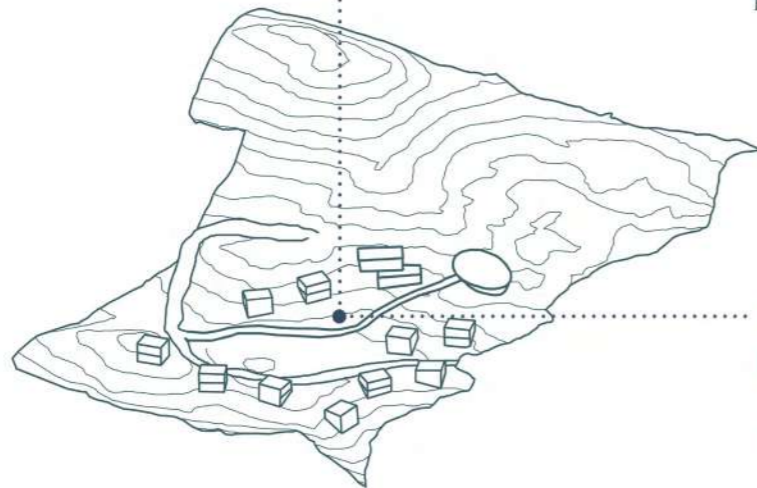
Structures are not allowed on to be built on the grass area. This part of the region can be used for cultivating different species of herbs and spices, which can later be processed in the agriculture area.

This rocky grip filled with nature has many natural stone viewpoints suitable for birdwatching or hiking.

Local foot path divides grass area with the area of the eco village and connects the whole region with the village Šindon by the Skadar lake.



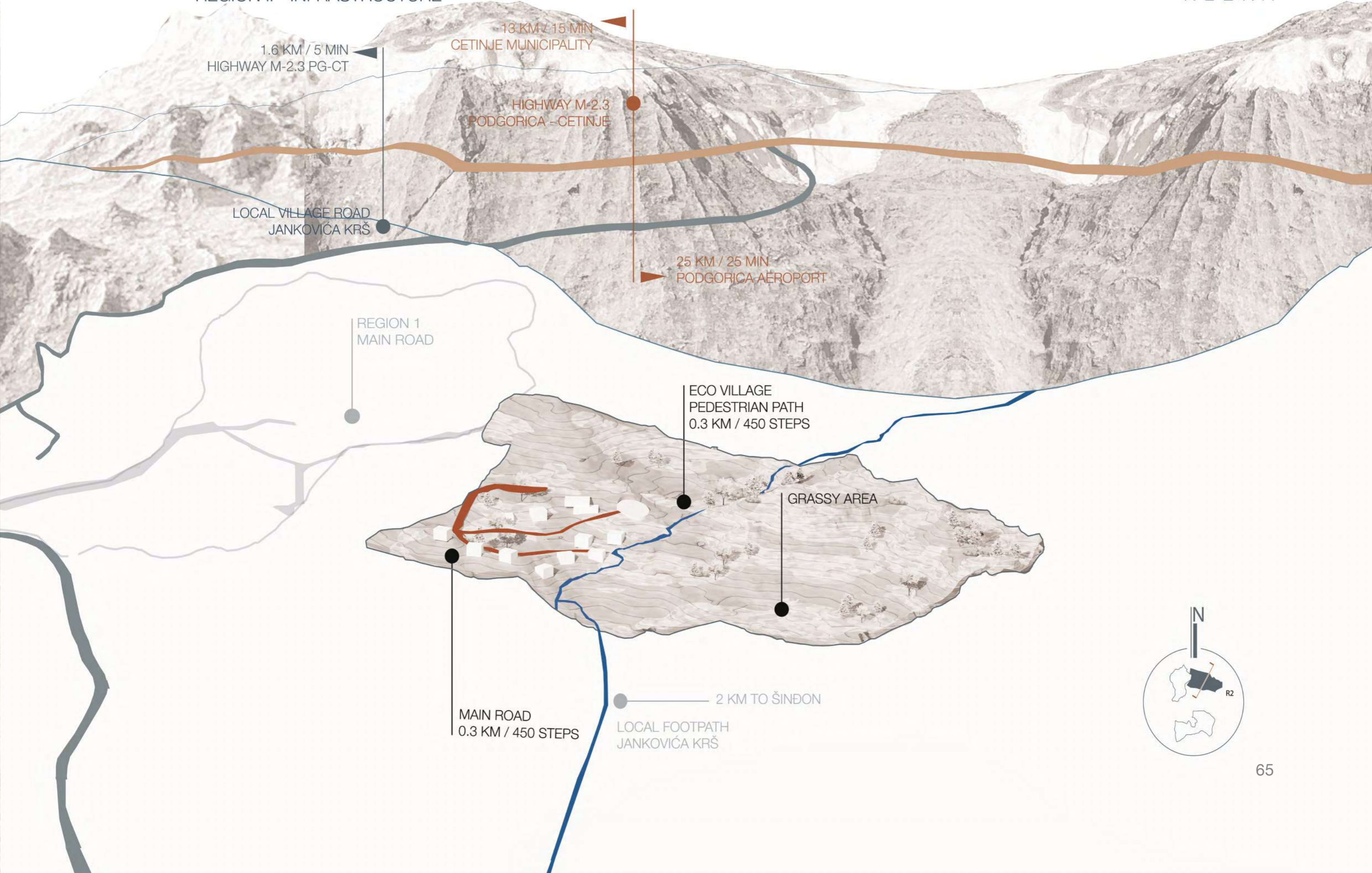
Eco village of region II is oriented towards artistic gatherings. This ambient of the place and the viewpoints are an inspiration to every soul who will finds its way here to create new or recreate old patterns.



• **ZONE 4**
ECO VILLAGE
35792,54 m²
11 NEW STRUCTURES

REGION II - INFRASTRUCTURE

KLEKA



1.6 KM / 5 MIN
HIGHWAY M-2.3 PG-CT

13 KM / 15 MIN
CETINJE MUNICIPALITY

HIGHWAY M-2.3
PODGORICA - CETINJE

LOCAL VILLAGE ROAD
JANKOVIĆA KRŠ

25 KM / 25 MIN
PODGORICA AEROPORT

REGION 1
MAIN ROAD

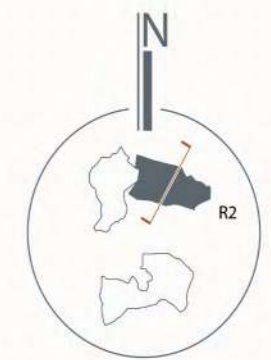
ECO VILLAGE
PEDESTRIAN PATH
0.3 KM / 450 STEPS

GRASSY AREA

MAIN ROAD
0.3 KM / 450 STEPS

2 KM TO ŠINDON

LOCAL FOOTPATH
JANKOVIĆA KRŠ



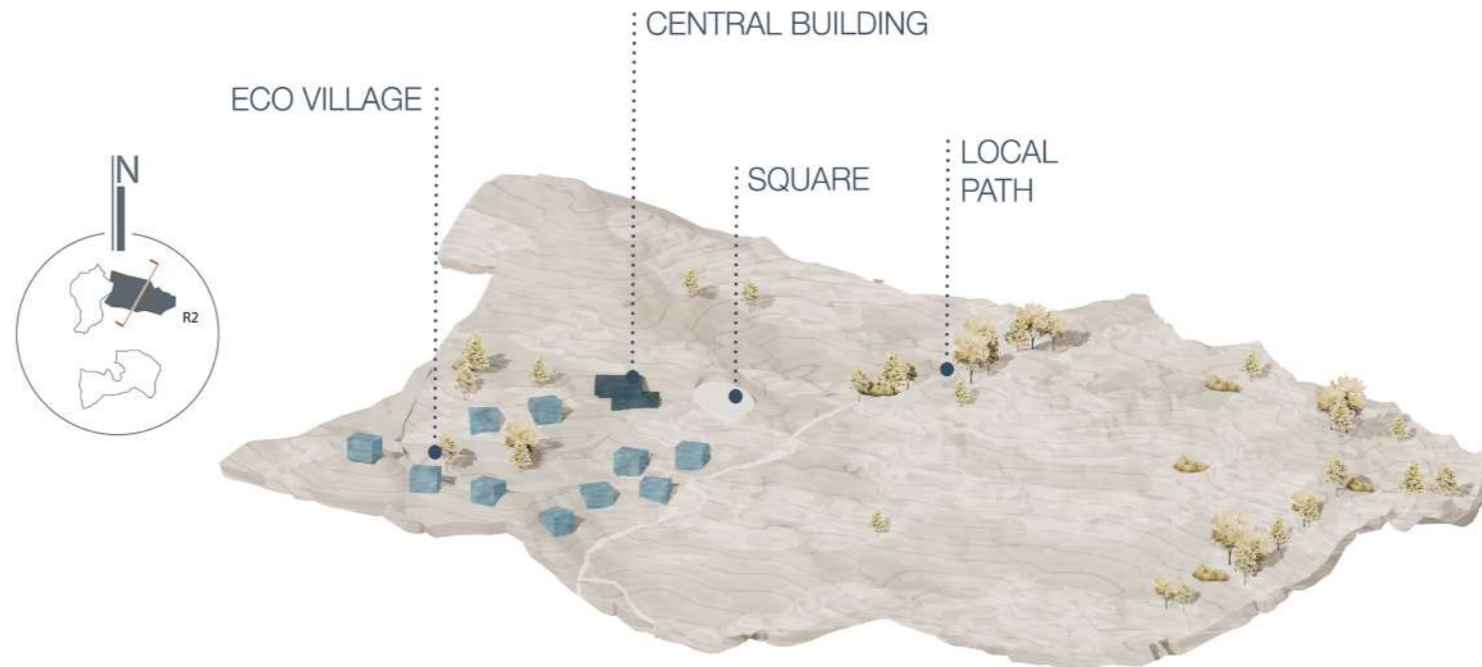
Region II contains two different zones - eco village area and grassy area. Depending of the area, the structures differ, so this area contains one different type of structure.

ECO VILLAGE AREA

Eco village is located in the northwest part of the region. Village is assembled of maximum 10 accommodation units surrounding the main square, and one central building which can have auxiliary buildings. In this eco village artistic gatherings are planned like art colonies and organising of different workshops.

GRASSY AREA

Building structures is not allowed on grassy area, but this region has amazing nature with viewpoints towards the Skadar lake which are interesting for hiking, mountain biking and exploring. Next to this area there is a local pathway which leads to the village Šindon near the Rijeka Crnojevića.



ECO VILLAGE

10 ACCOMODATION UNUTIS
TOAL GBA 1200 m2



1ST FLOOR
60 m2

GROUND FLOOR
60 m2

ACCOMODATION UNIT
TOTAL GBA 120 m2

CENTRAL BUILDING
TOTAL GBA 300 m2



1ST FLOOR
150 m2

GROUND FLOOR
150 m2

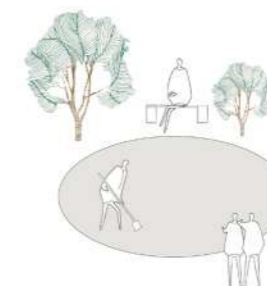
1 CENTRAL BUILDING
TOTAL GBA 300 m2

MAIN SQUARE

MAIN SQARE AS A FOCAL POINT FOR GATHERINGS

CONNECTING LOCALS WITH THE VISITORS

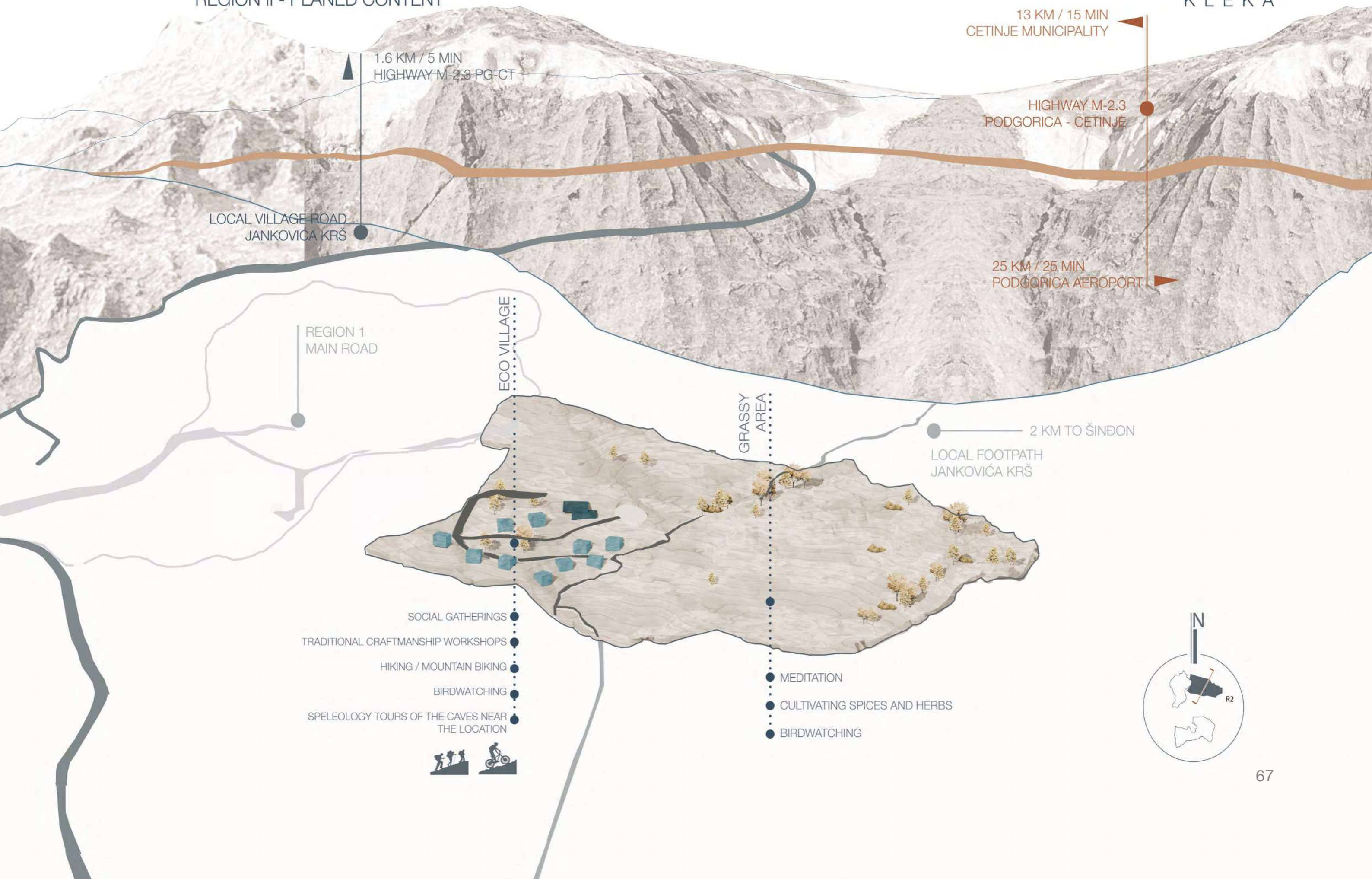
ORGANISING DIFFERENT WORKSHOPS



MAX GBA OF ONE ECO VILLAGE
MAX GBA 1500 m2

REGION II - PLANED CONTENT

KLEKA



1.6 KM / 5 MIN
HIGHWAY M-2.3 PG-CT

LOCAL VILLAGE ROAD
JANKOVICA KRŠ

REGION 1
MAIN ROAD

ECO VILLAGE

GRASSY
AREA

13 KM / 15 MIN
CETINJE MUNICIPALITY

HIGHWAY M-2.3
PODGORICA - CETINJE

25 KM / 25 MIN
PODGORICA AEROPORT

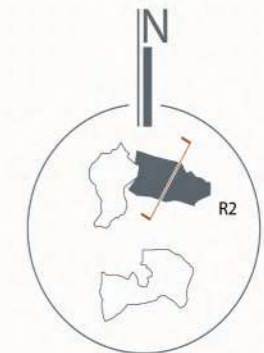
2 KM TO ŠINDON

LOCAL FOOTPATH
JANKOVICA KRŠ

- SOCIAL GATHERINGS
- TRADITIONAL CRAFTMANSHIP WORKSHOPS
- HIKING / MOUNTAIN BIKING
- BIRDWATCHING
- SPELEOLOGY TOURS OF THE CAVES NEAR THE LOCATION



- MEDITATION
- CULTIVATING SPICES AND HERBS
- BIRDWATCHING





Existence. Wings and arms carelessly expand and unite into a spontaneous movement through the universe. Freedom.

SECTION - REGION II



Eco village of region II is oriented towards artistic gatherings. This ambient of the place and the viewpoints are an inspiration to every soul who will find its way here to create new or recreate old patterns.

1 CENTRAL BUILDING WITH SQUARE AND 10 ACCOMMODATION UNITS.
MAX GBA cca 1500 m2

ECO VILLAGE - REGION I

AGRICULTURE - REGION I

OLD HOUSE - REGION I

Existing old house is located in the forest area, emerging from the stone tucked in the raw surroundings.

GBA 67 m2.

Agriculture area contains facilities for producing gin and cheese. Emphasis is on extracting local goods and making authentic products.

2 STRUCTURES
MAX GBA cca 350 m2 PER STRUCTURE

ECO VILLAGE - REGION 2

Eco village with accommodation units is surrounds the square, a focal point for gathering and meeting the local culture

1 CENTRAL BUILDING WITH SQUARE AND 10 ACCOMMODATION UNITS.
MAX GBA cca 1500 m2

REGION III

Region III includes cadastral parcels 4728 and 4729 KO Meterizi, which are included in the scope of the Spatial Urban Plan of the Old Royal Capital of Cetinje.

According to the land use plan from the referred spatial planning document:

- Cadastral plot no. 4728 KO Meterizi, is located in the area of other natural surfaces
- Cadastral plot no. 4729 KO Meterizi, is located partly in the area of other natural surfaces and partly within the boundaries of settlements and other built structures.

In accordance with these guidelines, region III, with a total area of 84,082m², is divided into 2 zones with uses according to the plan.

Zone III is defined by the project in accordance with the purpose of the surfaces in the area of other natural areas for housing, because it is located within the boundaries of the settlement. According to the guidelines, it is possible to accept the immediate surroundings up to 100m from the boundary of the settlement and allow the use of housing. The condition to form a minimum urban plot is an area of 500m², the maximum gross building area is 200m², and the permitted number of floors is GF+Attic or SB+GF. The approximate area of zone III is 13,209m² and the project foresees 14 villas with a total gross area of 2,800m².

Zone IV is defined by the project in accordance with the purpose of the surface in the area of other natural surfaces at a distance of more than 100m from the border of the settlement and it is allowed to build eco villages. Eco village represents a set of facilities in a village/rural environment, intended for tourist exploitation, which function in a sustainable manner. The condition to form an eco-village is a minimum area of 3ha on which it is possible to build facilities with a total gross building area of a maximum of 1,500m². The eco-village should have a central square with facilities for gathering, a parking area, 5 to 10 houses (2-4 users per house), floors GF+Attic or SB+GF.

The approximate area of zone IV is 69,003m² and the project envisages 2 eco-villages on it, with a total gross area of all buildings of 3,000m².

Zone VI is defined by the project in accordance with the purpose of the surfaces in the area of other natural areas for housing, because it is located within the boundaries of the settlement. According to the guidelines, it is possible to accept the immediate surroundings up to 100m from the boundary of the settlement and allow the use of housing.

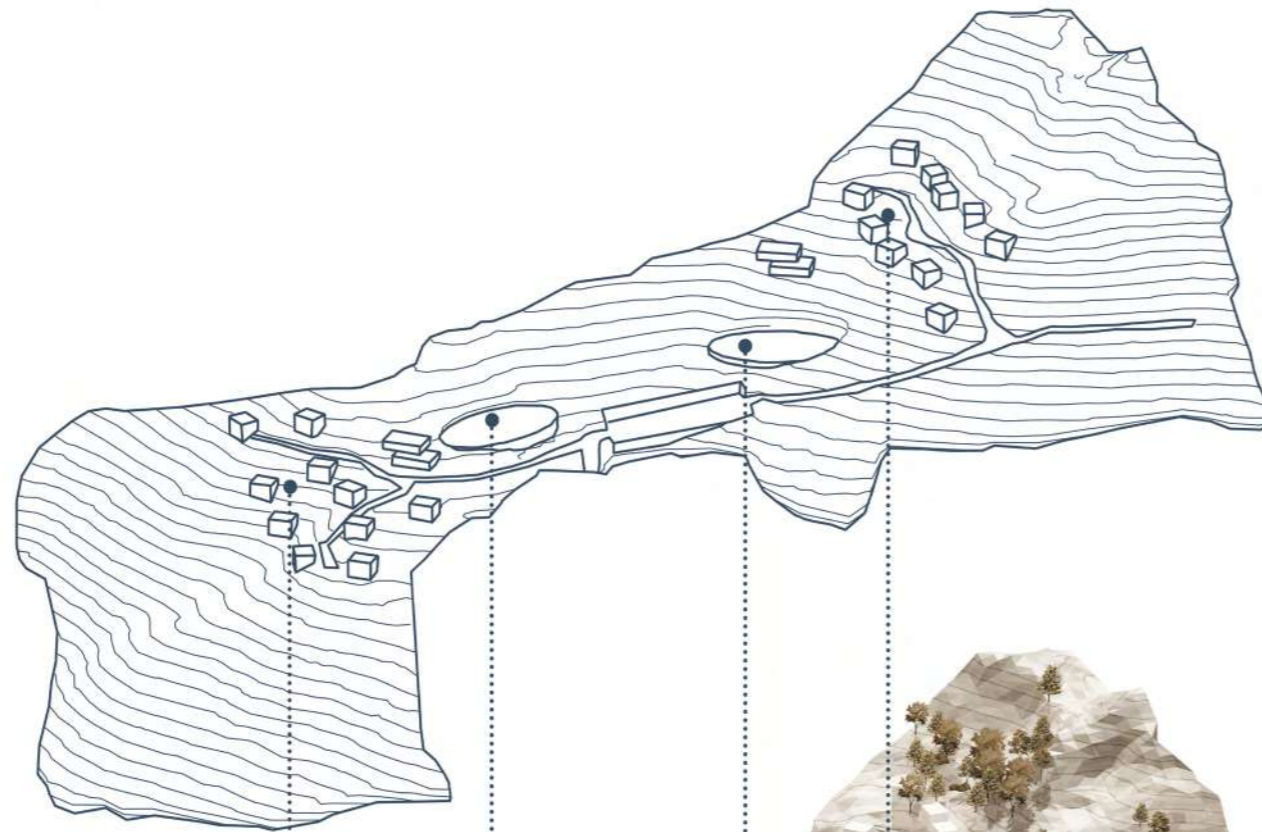
The approximate area of zone VI is 1874m² and the project does not foresee the construction of residential buildings on it because it is in the immediate vicinity of the church and the cemetery.



A sense of space in miniature. The embrace of generations, time and habits. Continuous birth.
Life was happening. Life happens. Life will be.

REGION III - LAND PURPOSE

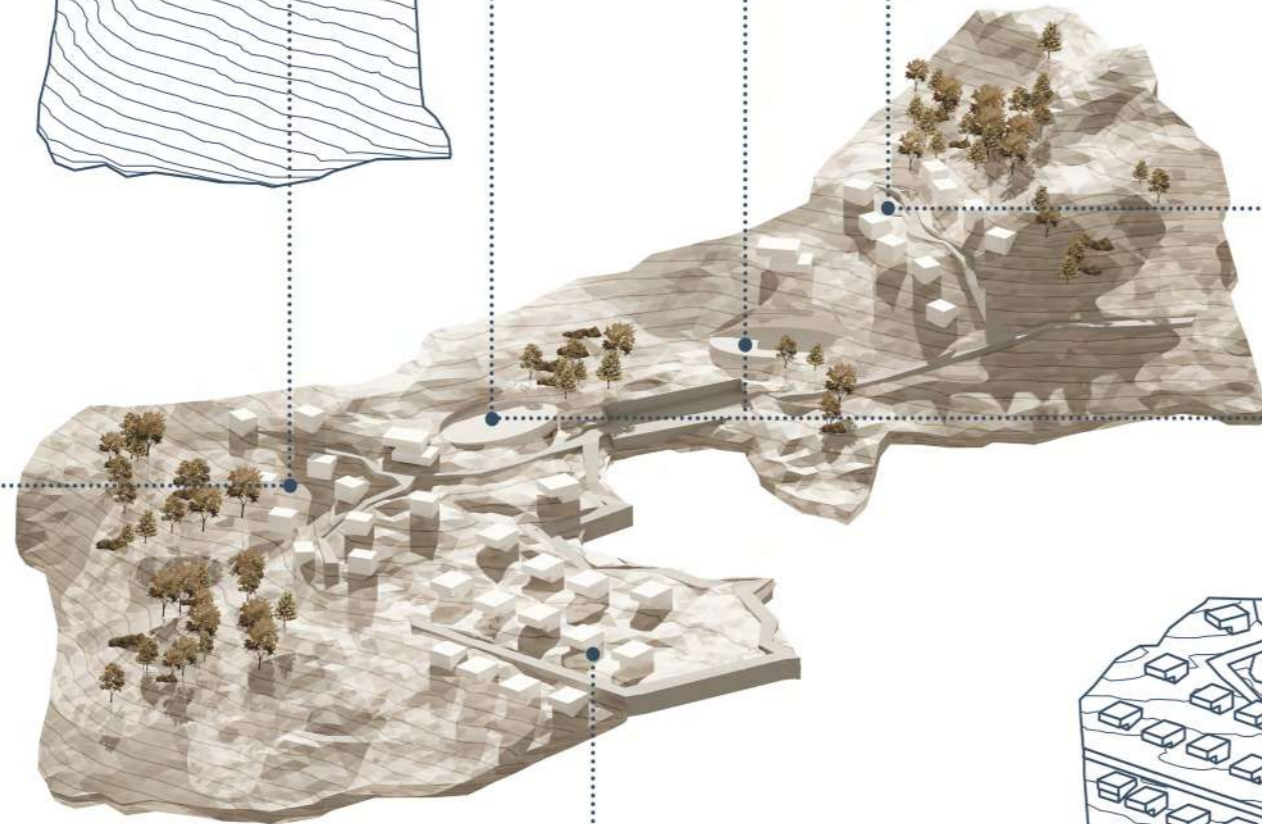
KLEKA



ZONE 4 ECO VILLAGE

69003,27 m²
22 NEW STRUCTURES

Region III contains two eco villages with the viewpoint towards Rijeka Crnojevići and Skadar lake. The theme of these villages is spiritual awakening and finding depth within itself. The accent is on the contents like guided meditation, dance, performances etc.

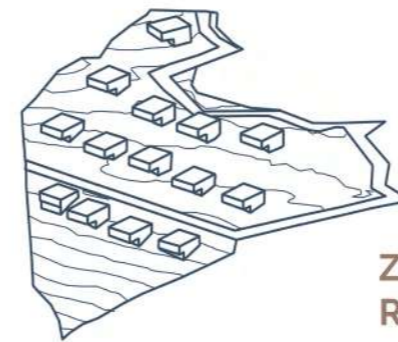


ECO VILLAGE •

SQUARE •

ECO VILLAGE •

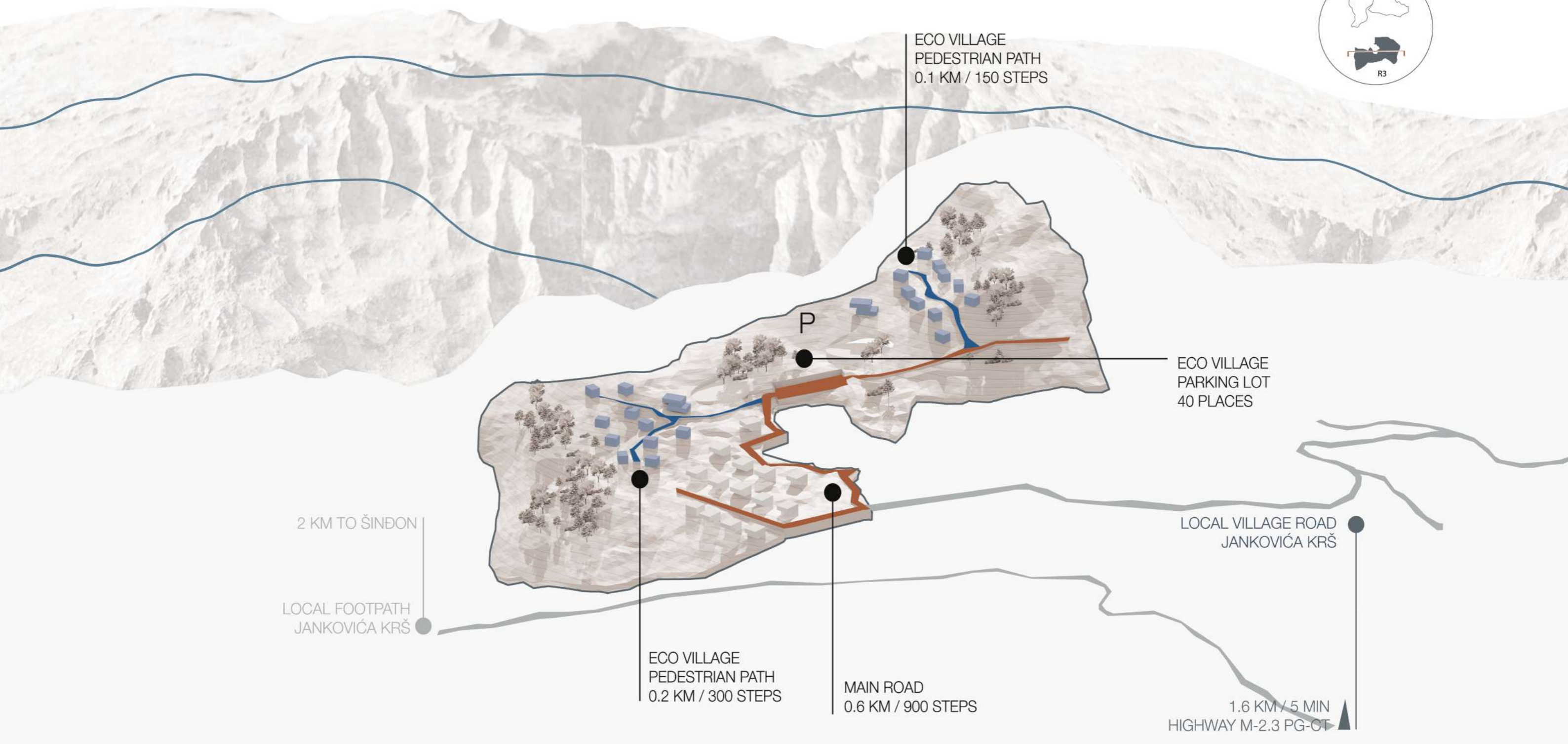
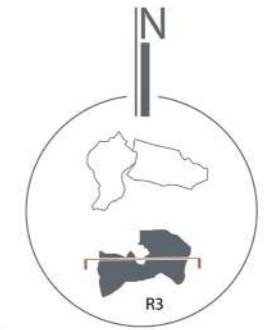
RESIDENTIAL •



ZONE 3 RESIDENTIAL AREA

13209,86 m²
14 NEW STRUCTURES

Luxury villas of the region III lay above village Šindon and Rijeka Crnojevića.



ECO VILLAGE
PEDESTRIAN PATH
0.1 KM / 150 STEPS

ECO VILLAGE
PARKING LOT
40 PLACES

2 KM TO ŠINDON
LOCAL FOOTPATH
JANKOVIĆA KRŠ

ECO VILLAGE
PEDESTRIAN PATH
0.2 KM / 300 STEPS

MAIN ROAD
0.6 KM / 900 STEPS

LOCAL VILLAGE ROAD
JANKOVIĆA KRŠ

1.6 KM / 5 MIN
HIGHWAY M-2.3 PG-OT

REGION III - STRUCTURES TYPOLOGY

K L E K A

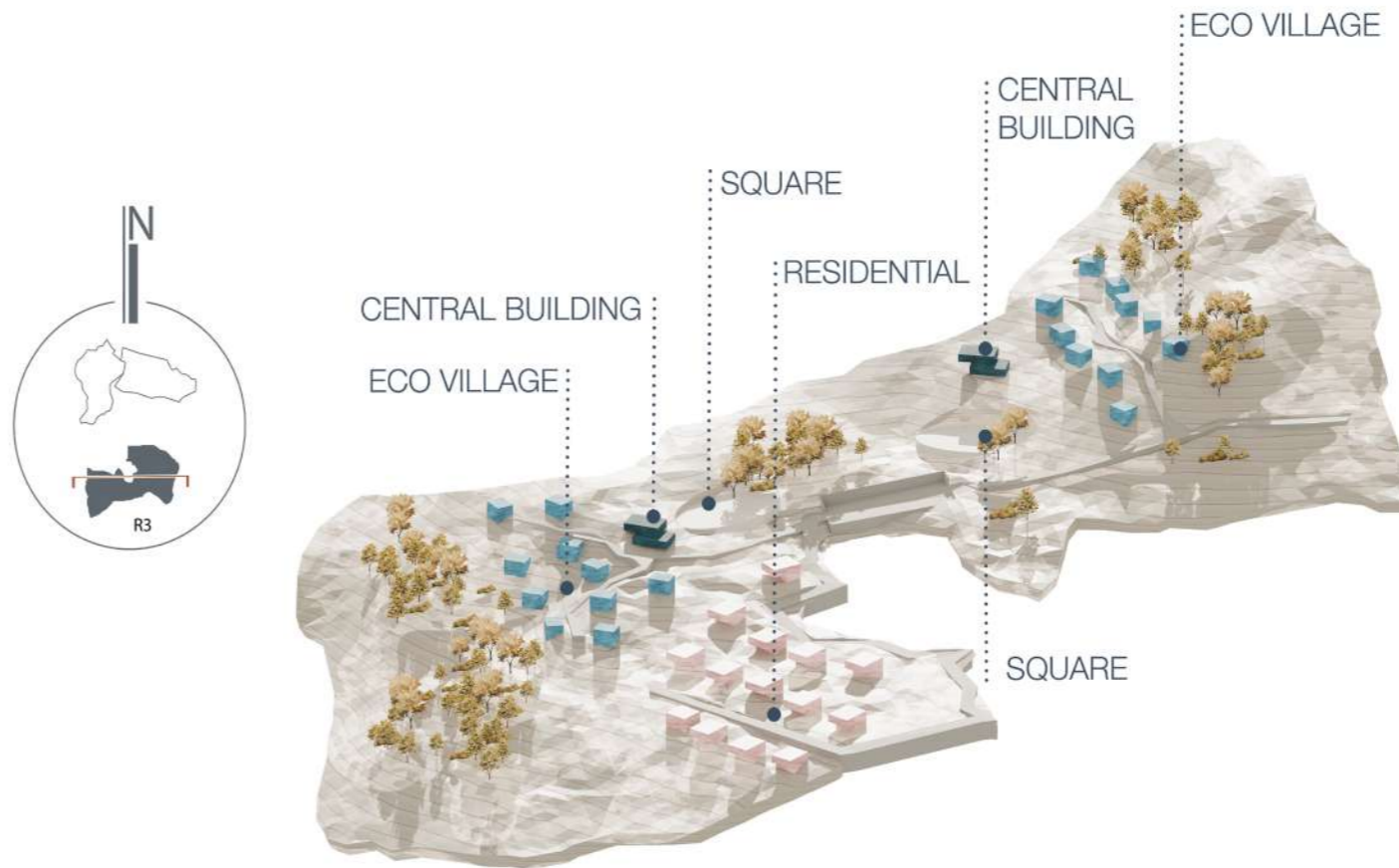
Region III contains two different zones - residential area and eco village area. Depending on the area, the structures differ, so the area contains two different types of structures.

LUXURY VILLAS / RESIDENTIAL AREA

Luxury villas are placed with the view towards Rijeka Crnojevića and Skadar lake. In this area there are 14 villas with a maximum GBA of 200 m².

ECO VILLAGE AREA

Region III has two eco villages, one placed on the top part of the region, and second on the lower part laying above Rijeka Crnojevića. One village is assembled of maximum 10 accommodation units surrounding the main square, and one central building which can have auxiliary buildings. Spiritual guidance and awakenings are themes of these villages.



LUXURY VILLAS

14 RESIDENTIAL UNITS
TOAL GBA 2800 m²



GROUND FLOOR
100 m²

GROUND FLOOR
100 m²

RESIDENTIAL UNIT
TOTAL GBA 200 m²

ECO VILLAGE

20 ACCOMODATION UNITS
TOAL GBA 2400 m²



1ST FLOOR
60 m²

GROUND FLOOR
60 m²

ACCOMODATION UNIT
TOTAL GBA 120 m²

2 CENTRAL BUILDING
TOTAL GBA 600 m²

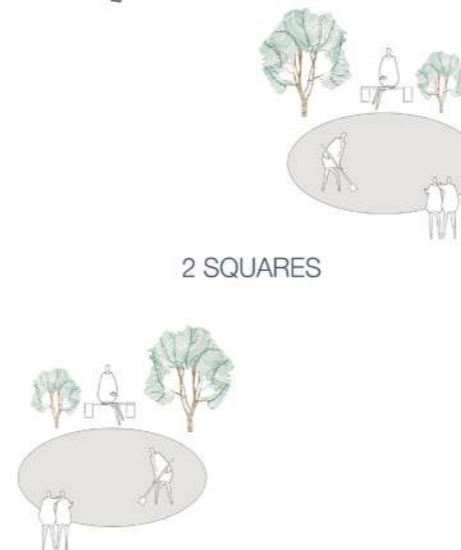


GROUND FLOOR
150 m²

GROUND FLOOR
150 m²

CENTRAL BUILDING
TOTAL GBA 300 m²

MAIN SQUARE



2 SQUARES

MAIN SQUARE AS A FOCAL POINT FOR GATHERINGS

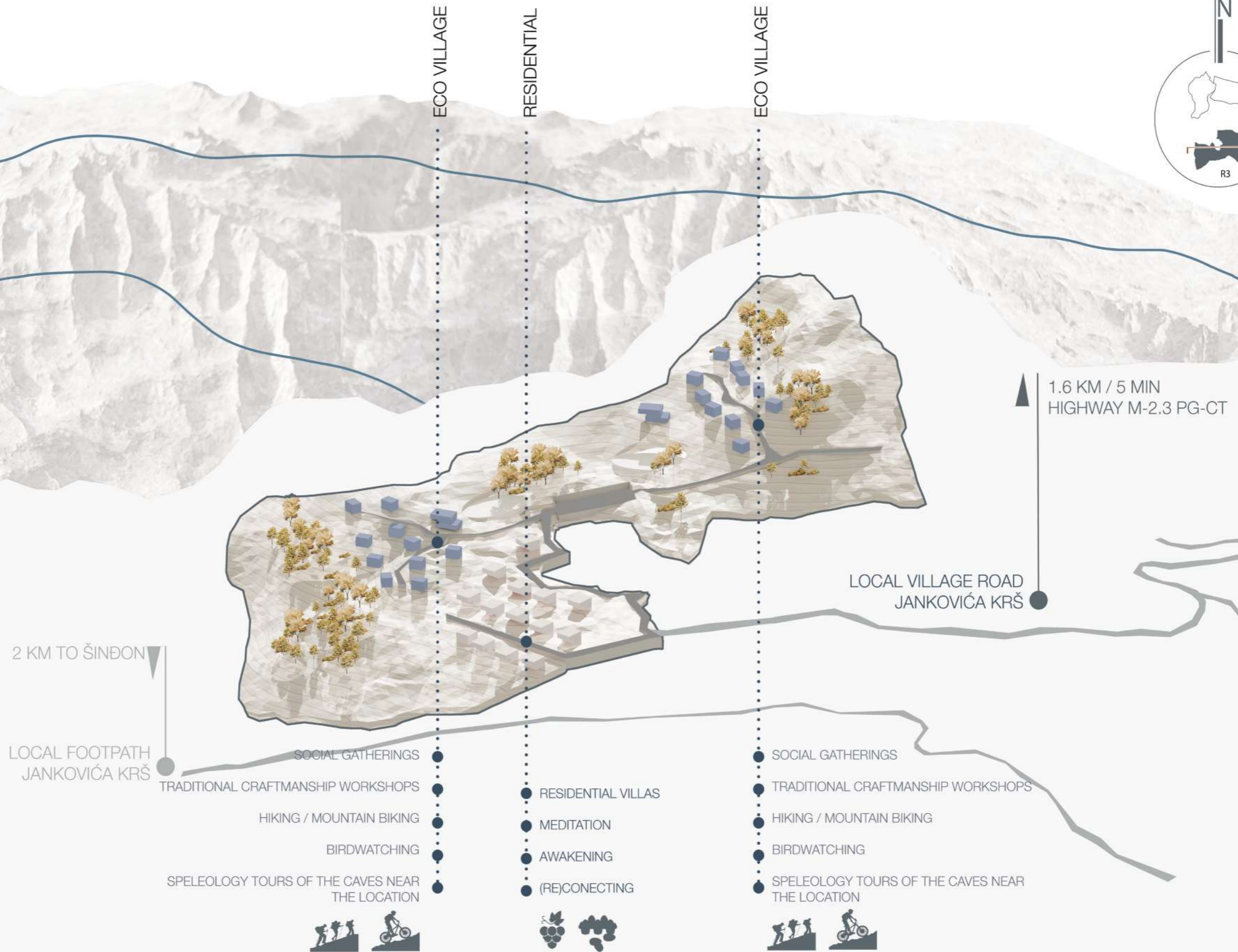
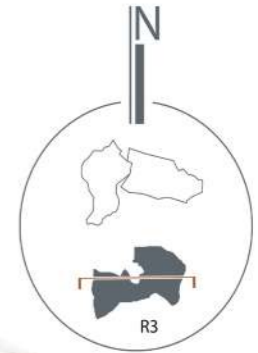
CONNECTING LOCALS WITH THE VISITORS

ORGANISING DIFFERENT WORKSHOPS

MAXIMUM GBA OF ONE ECO VILLAGE 1500 m²
TOTAL GBA OF ECO VILLAGES 3000 m²

KLEKA

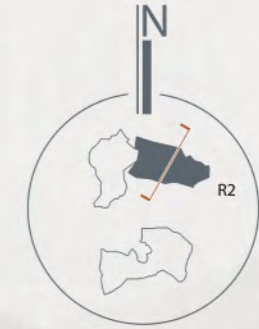
REGION III - PLANNED CONTENT





Silence is omnipresent. It streams through the depths of the lake, the speed of the river, the eternity of the stone.
Continuous unfolding of the cycle of life.

SECTION - REGION III



Region III contains two eco villages with the viewpoint towards Rijeka Crnojevići and Skadar lake. The theme of these villages is spiritual awakening and finding depth within itself. The accent is on the contents like guided meditation, dance, performances etc.

1 CENTRAL BUILDING WITH SQUARE AND 10 ACCOMMODATION UNITS.
MAX GBA cca 1500 m²

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1 CENTRAL BUILDING WITH SQUARE AND 10 ACCOMMODATION UNITS.
MAX GBA cca 1500 m²

Luxury villas in the region III lay above village Šindon and Rijeka Crnojevića.

14 STRUCTURES
MAX BGA cca 200m²
PER STRUCTURE

ECO VILLAGE - REGION 3

RESIDENTIAL - REGION 3

ECO VILLAGE - REGION 3





A point in space. A space for itself. Oblivion does not exist in the mosaic of the game of time.

04 FRACTALS OF THE FUTURE

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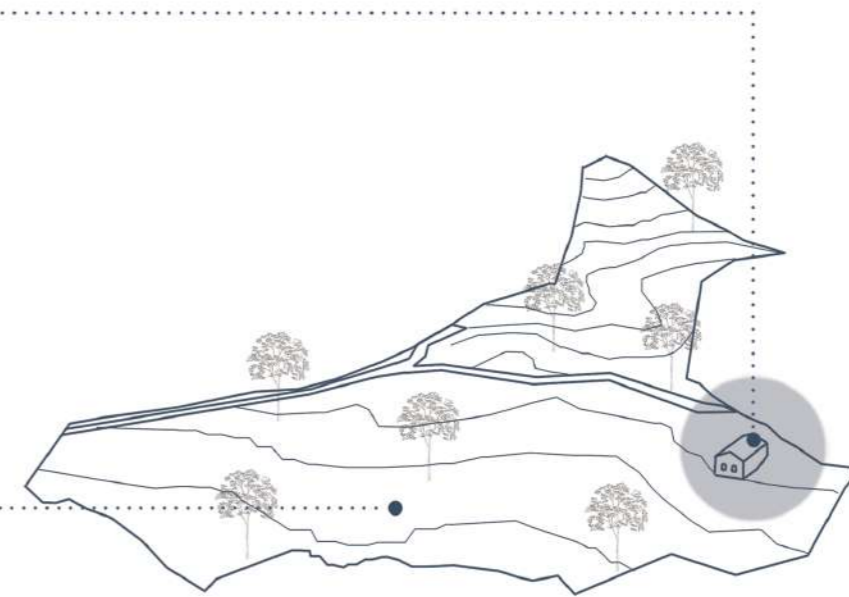
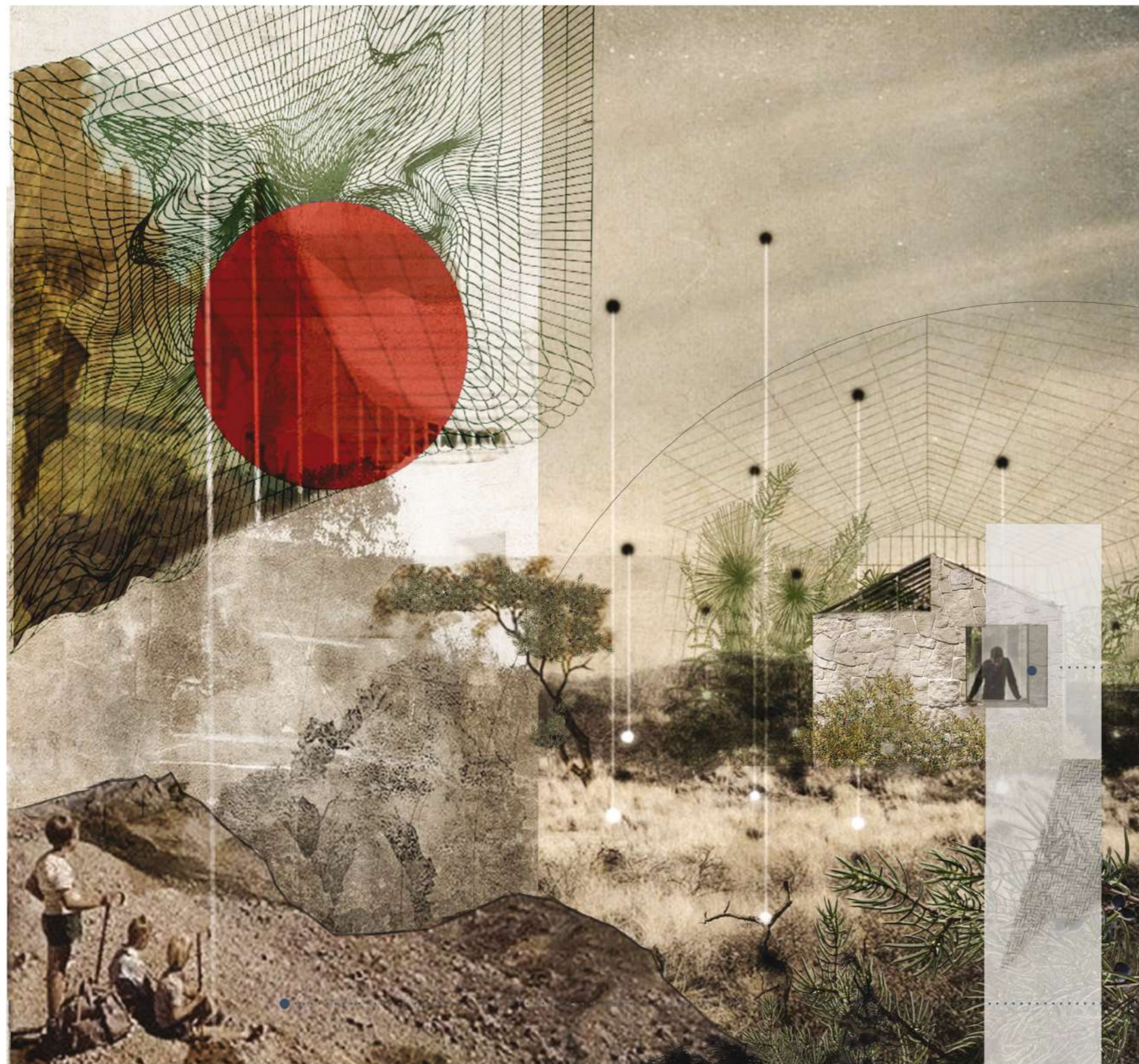
*"Endless blue circle. A star in it."
- Miloš Crnjanski*

An old house in a new time. What is inextricably linked to tradition, pointing to its solid character, the permanence of something that in the mosaic of the play of time finds it necessary not to leave this same land and surrender itself to oblivion.

With the same contours, the same desire to impose itself on the visitor now, as in the past, who will choose it as his station today. Temporary destination. With a touch of modernity in its interior and equally charming on the outside, it will have an irresistible effect on the hand that approaches it. Providing security that is unique only to these parts of the planet where the perfection of the syntony describes the circle of life.

Stone.
Earth.
Water.

So eternal and so different. A point in space. And again -
The whole universe to yourself.



“Peace and tranquility are the only goods and the greatest dignity of humble and nameless people.”
 - Ivo Andrić

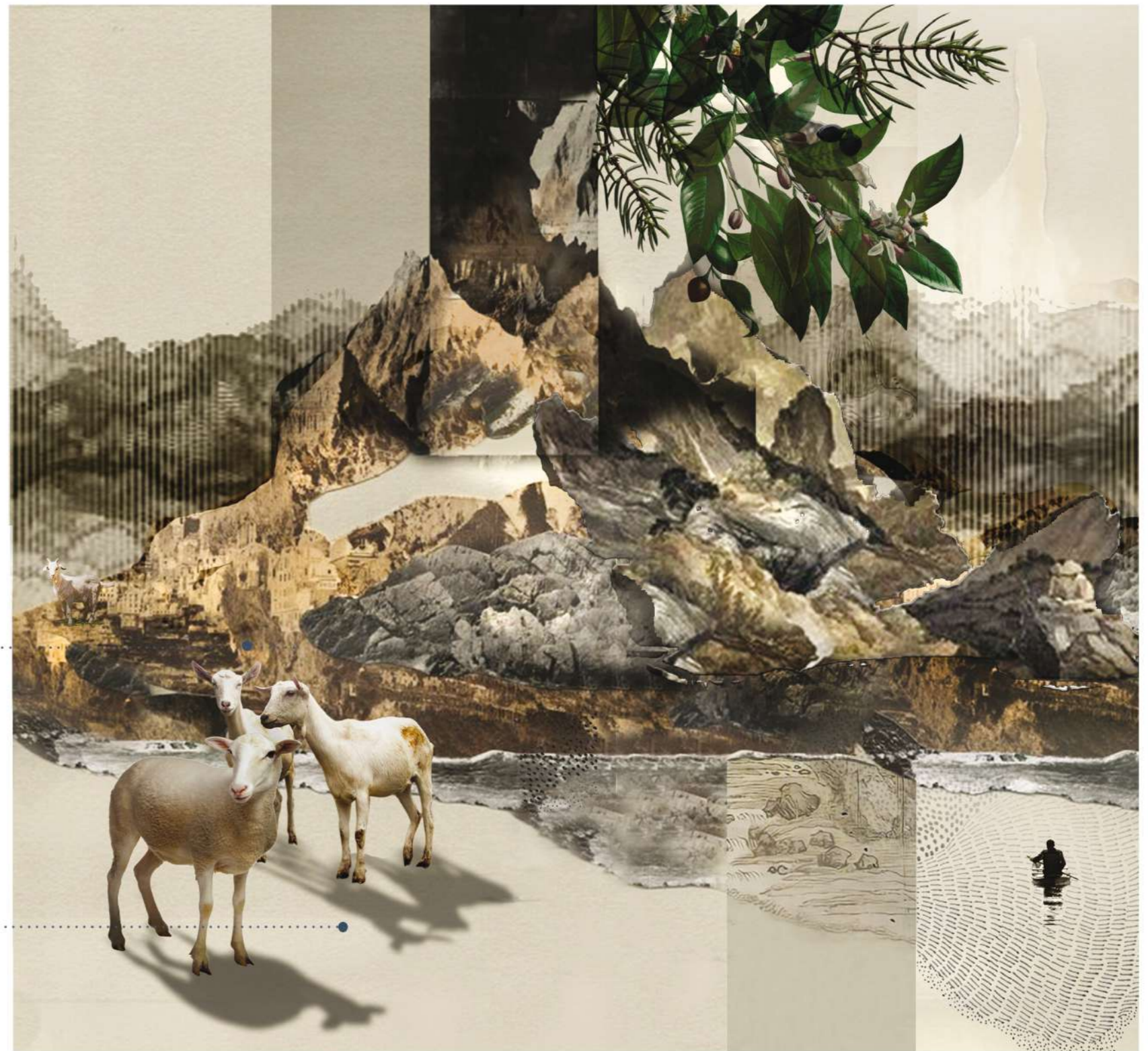
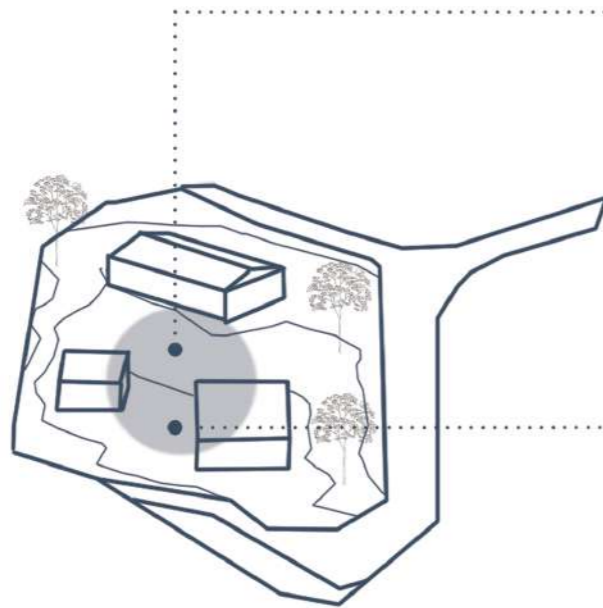
This soil has seen a man who is afraid. Fighting. Taming it and leaving a mark in time with his own hands. Come and experience history.

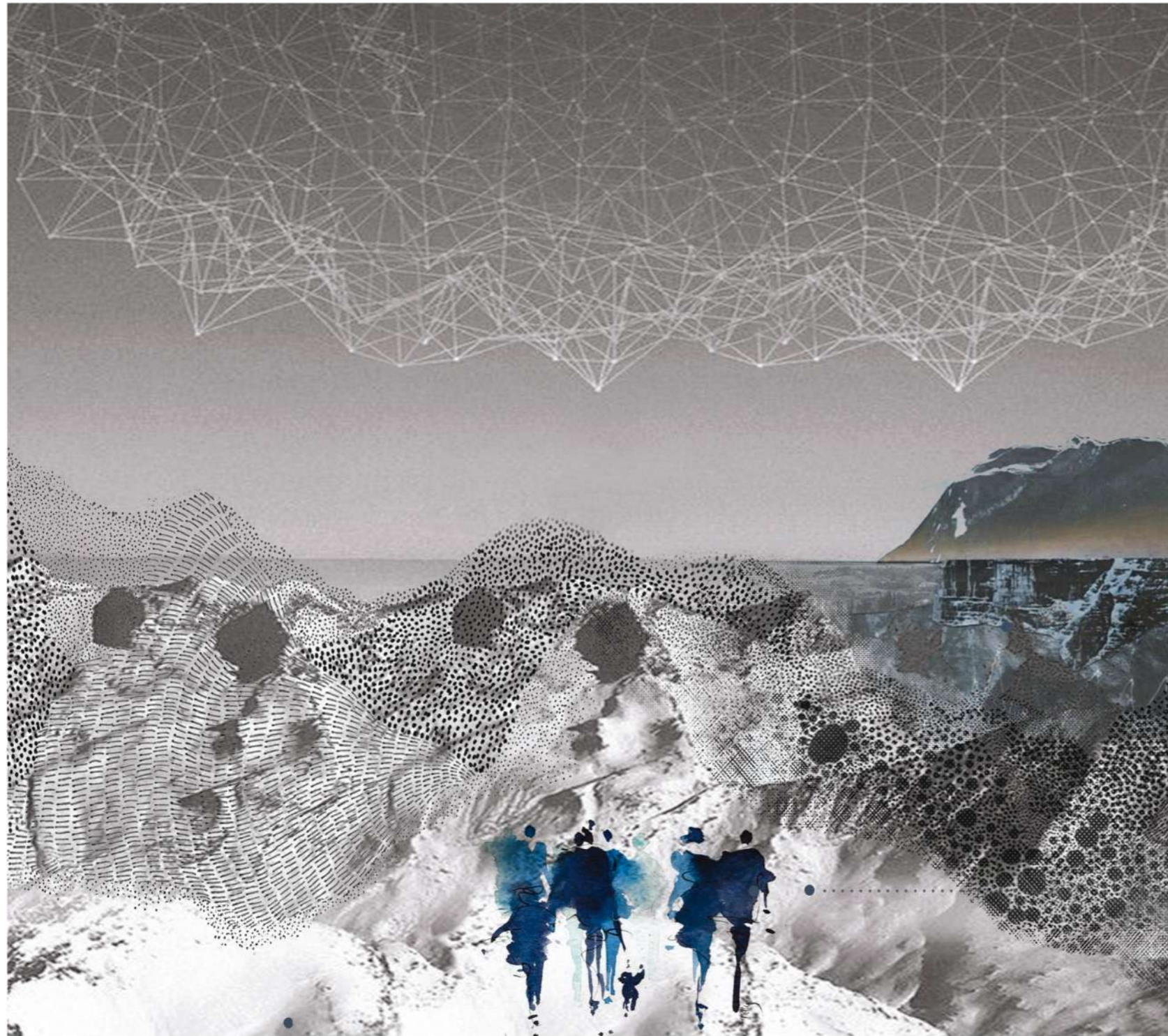
This land preserves the spirit of the ancestors - the same ones who tamed goats once in this very place, the stone, vines, juniper, and water, never giving up in their intention to defiantly maintain and survive.

To crown your experience with the imprint you leave here, you will be integrated through each of the sequences of traditional habits - learn how to live with the wilderness of nature, learn about cheese and milk being produced, participate in traditional ways of preparing food, work on the farm...and you will become a creator and driver of the process of preserving a sustainable community.

Allow yourself to be carried away by this untamed nature. Allow it to inspire and integrate you into its magical realism steeped in tradition and subtly decorated with a delicate touch of modernity.

Feel the pride of the bare karst -
grow the roots of freedom.





“Tradition in architecture is an arrow grounded in the past, which aims towards the future.”

- Ranko Radović

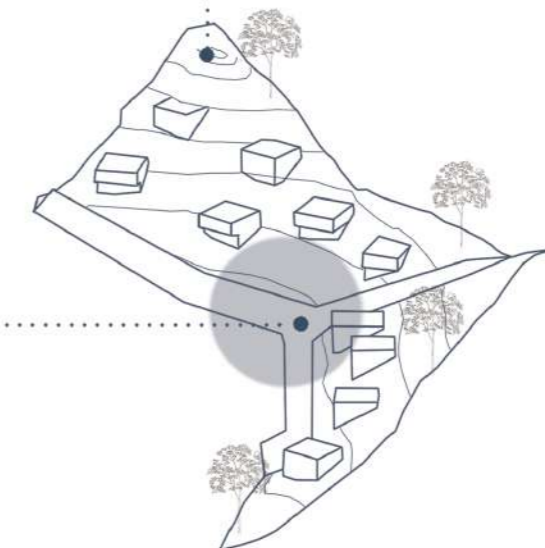
The residential space is made up of contemporary structures subtly integrated into the existing framework of nature, religiously underlining the concept of sustainable at its core.

The idea is to create a functional unit, a mosaic that speaks a modern language, firmly relying on tradition as the basic element that tries to shape the new identity of the location.

Therefore, it would be very easy to define this process as an absolute syncopation with the harmony that this place exudes in its essence.

The harmony of this environment is fueled by the flows streaming through the depths of the lake, the speed of the river, the eternity of the stone, and the relentlessness of the forest that is being constantly reborn.

Come and listen to the pulse of nature, here at the confluence of energies, that preserve the essence of nature and feed your soul, and call this place - *your home*.

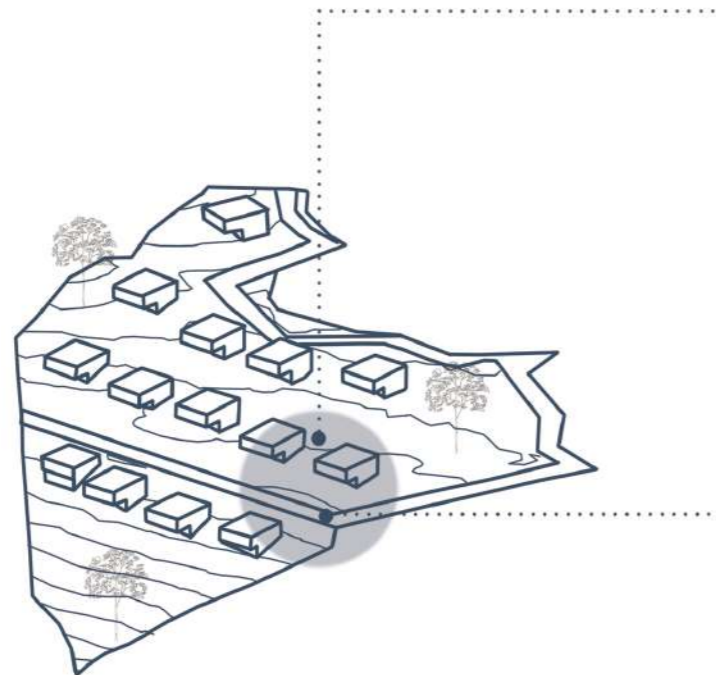


“Traditional architecture is not a style, but a view of world and life, identity of nature and spirit of the place- an attitude towards life itself, towards heritage and authenticity.”
 - Ranko Radović

A stay in this area is characterized by an individual who purposefully achieves his own slow living: come here in order to get away from the dynamism that modern living entails, and be a part of a unique world highly emphasizing nature and its flows. Let it guide you. Explore and contribute to this community

From here - you perceive the importance of silence. Where peace, the sublime resource you're longing for, is always available through the dry existence to the one who needs it. Peace is the only resource worth pursuing while following the beauty of existence on this side of heaven.

The embrace of time and habits indicates the continuous birth of a wild image in the perspective of the individual-
Life. Serenity. Meaning.





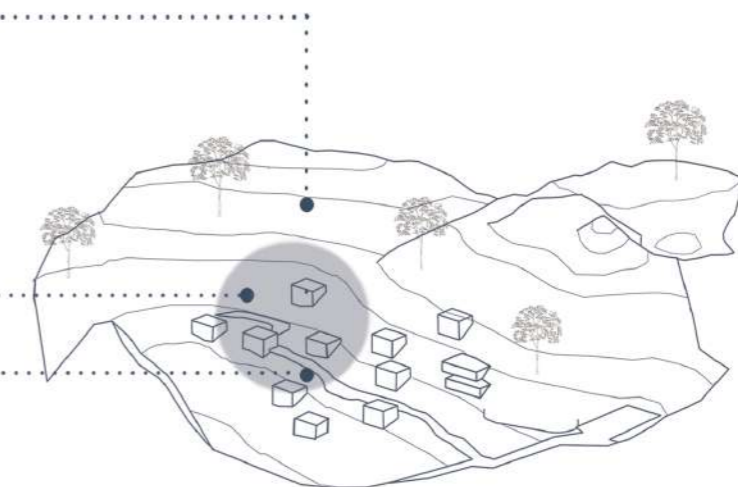
*“Fairies will be grasping for ages
to weave wreaths worthy of you;
your guide will teach the poet
how to speak to immortality.”
- Petar II Petrović Njegoš*

Staying in an eco-village is an ideal way to exist in this very place - the cross-section of the worldly and traditional, where people have lived since ancient times. This piece of universe embraces the new age while retaining every part of history that makes it unique.

Coexist with the place - give of yourself and for yourself. Allow it to enrich the most memorable moments of human lives. Allow it to leave a mark there, with its uniqueness and subtle charm.

Imagine a wedding in this specific location! In a place where the stone is so dominant, yet lenient enough so as not to harm the harmony. Immerse yourself in this unique ceremony. Drink that cocktail of memories, experiences, hopes, and wishes.

It is precisely this collection of emotions that is unparalleled in this landscape -
between being awake and dreaming.



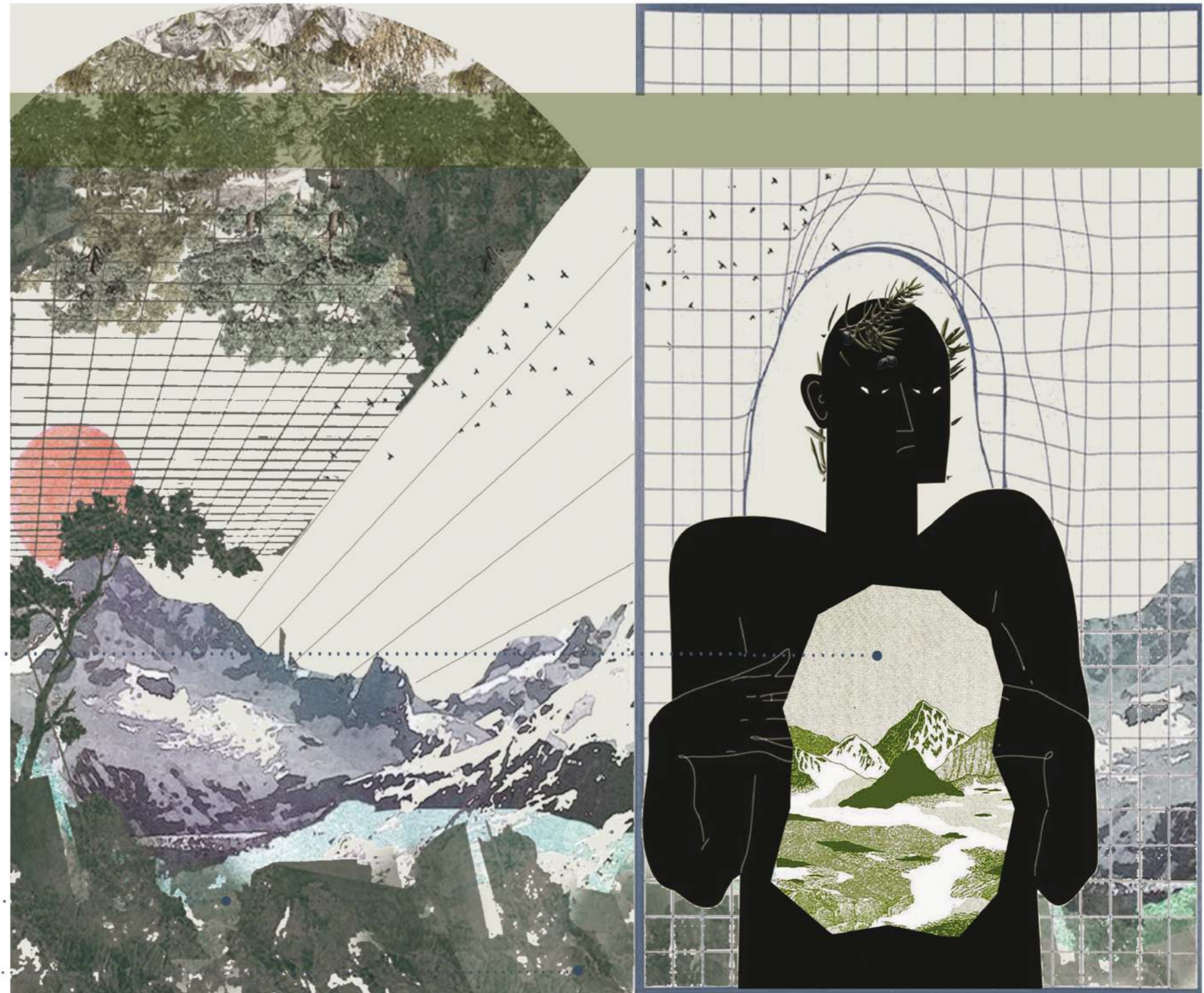
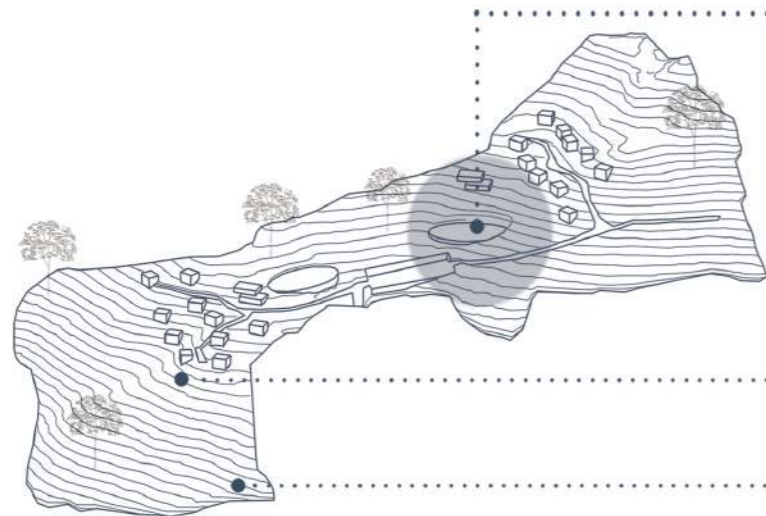
*"Heaven smooths the roads with the palm of its hand.
Wide rains bypass me. The sun puts on my yellow shoes.
Something drives me very hard.
And I'm just going, I'm going like crazy
- into the core of myself."
- Miroslav Antić*

Stand on the edge of reality. Feel its charm. This perspective is like a dream. The only difference is its clarity.

If you want to achieve fusion with a touch of harmony through perspective, enter the center of yourself, go high. Be mindful, and you will create a clear picture of yourself and the place you started from. Now your horizons are unassailable.

There is a firm stone under you. There is a green forest in front of you. A continuous play of water and sun takes place around you. Spirituality is upon you. This is your sanctuary.

This notch in space has been shaped into a treasure of nature and silence, the identity of people and time. Peace means belonging. When you have mastered the skill of observing the whole, be free and listen to the silence-
Be present. Be free. Be immortal.





An encounter in a subset of the timeless. Connection.

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Life in the first person

The old house

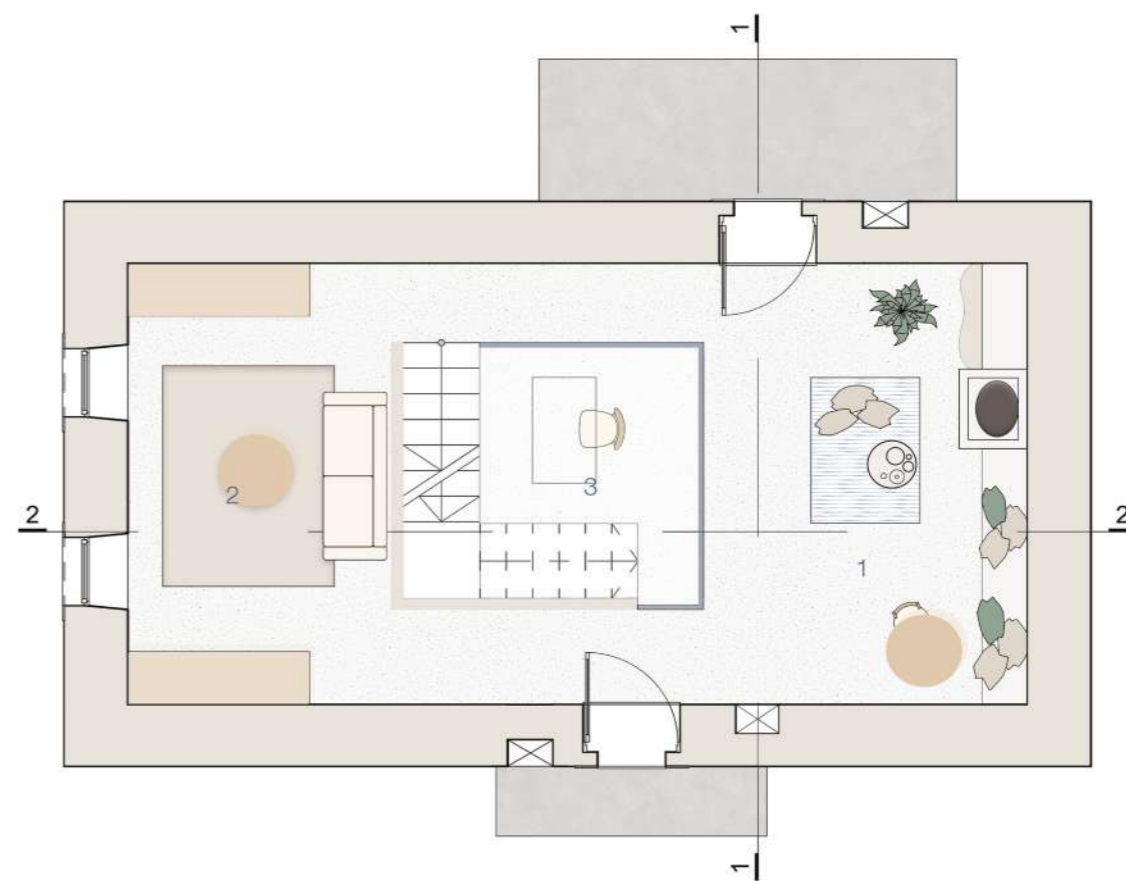
An old house in a modern time. The element that is inextricably linked to tradition, pointing to its solid character. The permanence of something that, in the mosaic of the play of time, decided not to leave this piece of land and surrender itself to oblivion.

With the same contours, and the same desire to impose itself on the visitor now, as in the past, who will choose it today as his station. His temporary destination. With a modern note in its interior and equal charm on its outside, it will have an irresistible effect on the hand that approaches it. Providing safety that is unique only to these parts of the planet, where the perfection of the syntony describes the circle of life: stone - earth - water.

Eternal. Different. A point in the universe. And yet again - a universe for itself. The universe that indicates eternal belonging to everything that rests on it. Your additional perspective.

FLOOR PLAN

GALLERY



- 1. LIVING ROOM
- 2. KITCHEN
- 3. BATHROOM
- 4. BEDROOM

- 1. LIVING ROOM
- 2. BEDROOM
- 3. GALLERY



SECTION 1-1



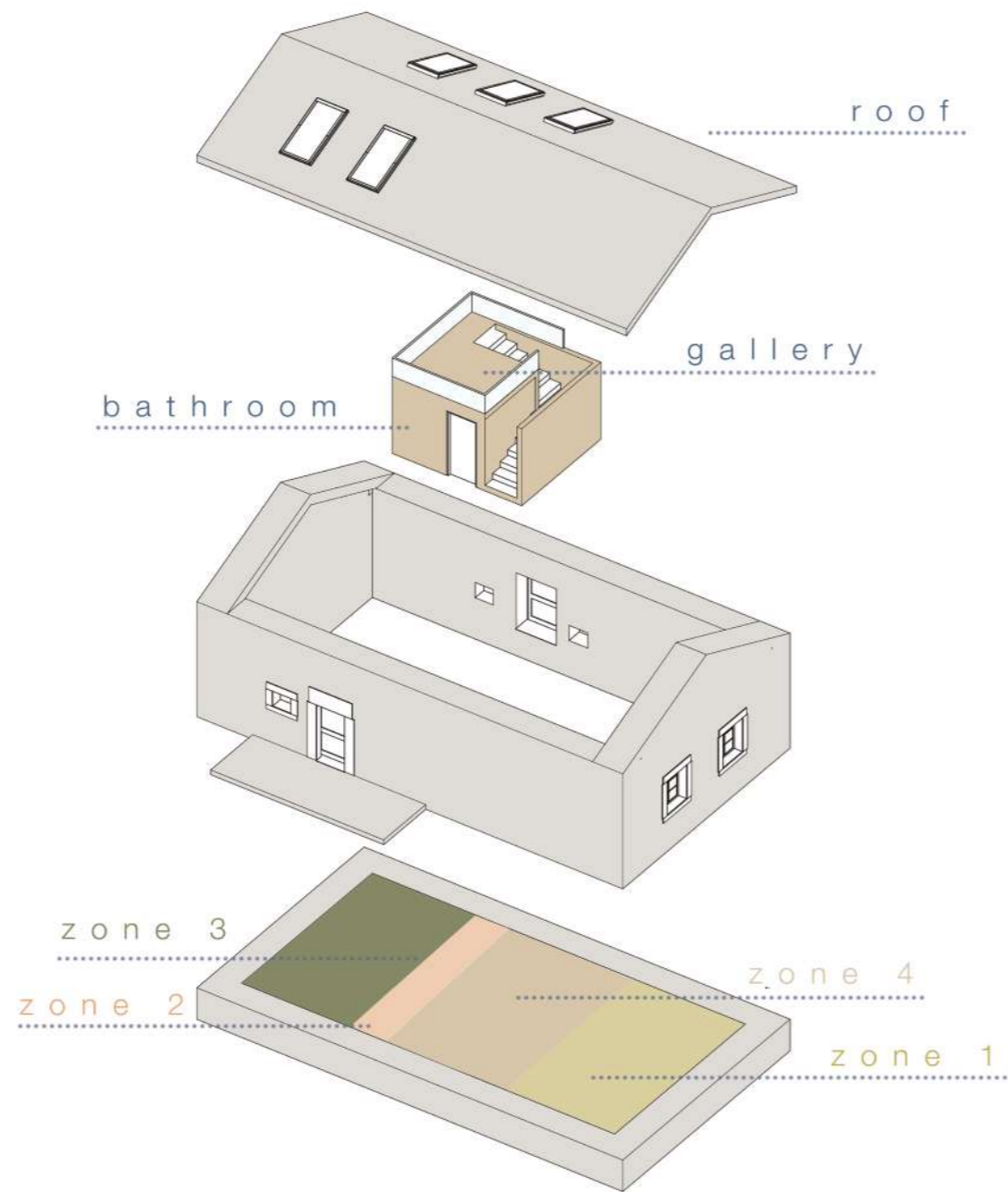
SECTION 2-2



KLEKA

OLD HOUSE - REGION 1

AXONOMETRY



ZONE 1
living room



ZONE 3
bedroom



ZONE 2
kitchen



ZONE 4
bathroom with gallery
on top























The conclusion

The journey toward freedom is the greatest of all human endeavors. On this path of life flows that are similar to the flows of nature, understanding happens almost spontaneously, as if innate.

With this understanding, we are guaranteed a well-being in which, faced with all that nature is, we do not separate ourselves from its flows but exclusively base ourselves on quiet coexistence. The core of the existence of everything that lives under the sun.

Where the act of birth takes place, where support is created, where wings and arms carelessly spread and enter into free movement through the universe - an irresistible desire to exist is born. In all its forms and states, breathing freedom to the fullest marks our time on earth in the most beautiful of ways.

When you step here, choose a shape. Adapt, act, leave a mark. Get used to the place under the stone and juniper and let it get used to you. Let this place be a clear position of where you were, where you are, or where you will be.

Open your eyes wide: what you see is the definition of a cross-section of the quiet worlds. This, right here, is freedom.

Credits

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