

Seanema

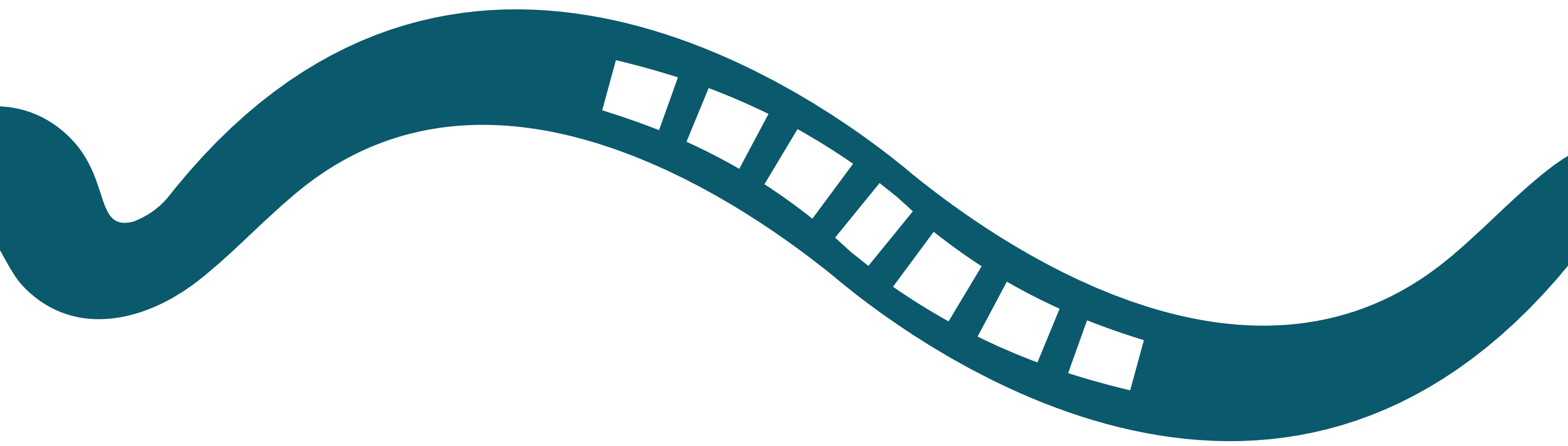
Residence



B1One
Construction

Architect
Andrea Caputo





Program

DEVELOPED AREA – 41 000 sqm

TOTAL CONSTRUCTION ABOVE GROUND – 31 800 sqm

TOTAL CONSTRUCTION UNDERGROUND – 34 000 sqm

MAXIMUM NR OF FLOORS – 1, 2 and 6 floors

Residential Underground – 25 600 sqm (310 units)

Parking units – 500

The project concept is based on interpreting the terrain's contour lines, generating a system of natural stepped levels that integrate the construction with the landscape.

This principle creates a green architectural approach in which nature and built form interact as a unified whole. The intervention involves establishing a new experiential center organized into distinct development zones that accommodate the hotel, residences, and sports and recreational facilities.

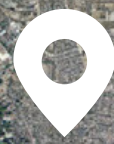
The project does not impose artificial shapes but adapts to the terrain, creating a terraced architecture that reflects the lines of the landscape. This arrangement fosters harmony between architecture and nature, offering a contemporary way of living where density, greenery, and functionality form a sustainable habitat that is aesthetically integrated with its surroundings.

TIRANA

VIA



VLORA



Seanema residence

to TIRANA — 2H 45 MIN

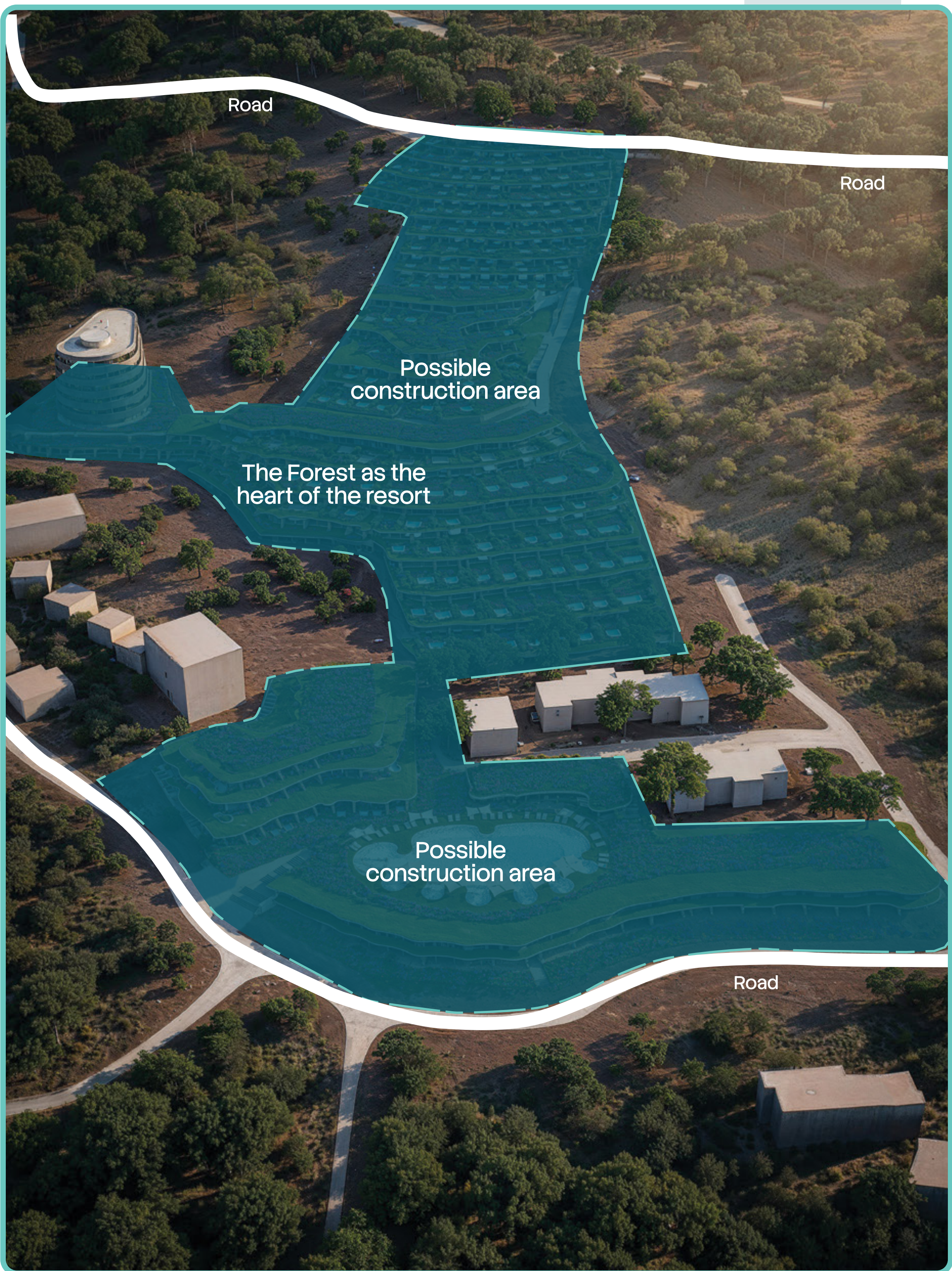
to VLORA — 40 MIN

to VIA — 1H

to SARANDA — 2H 15 MIN

Seanema

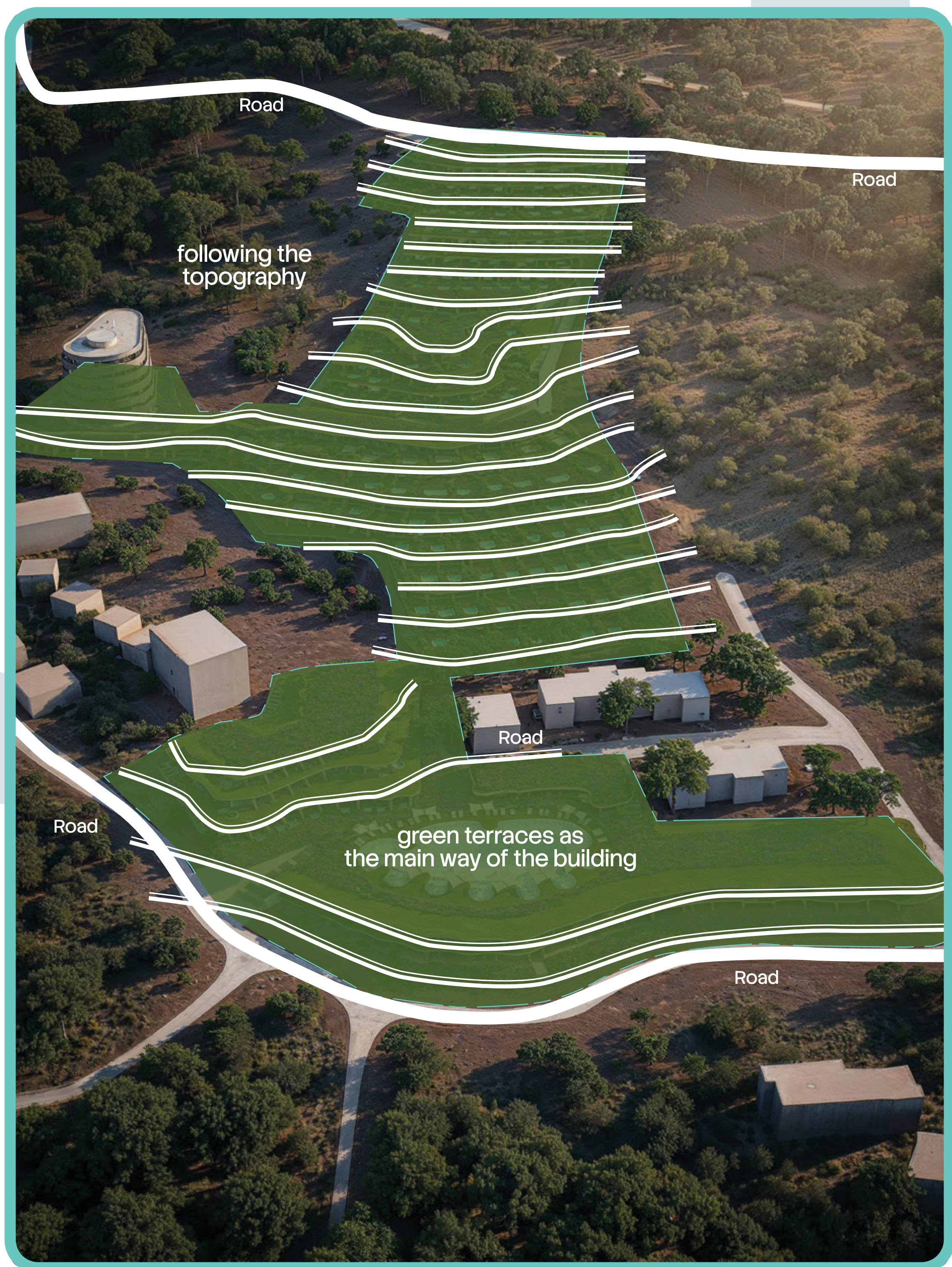




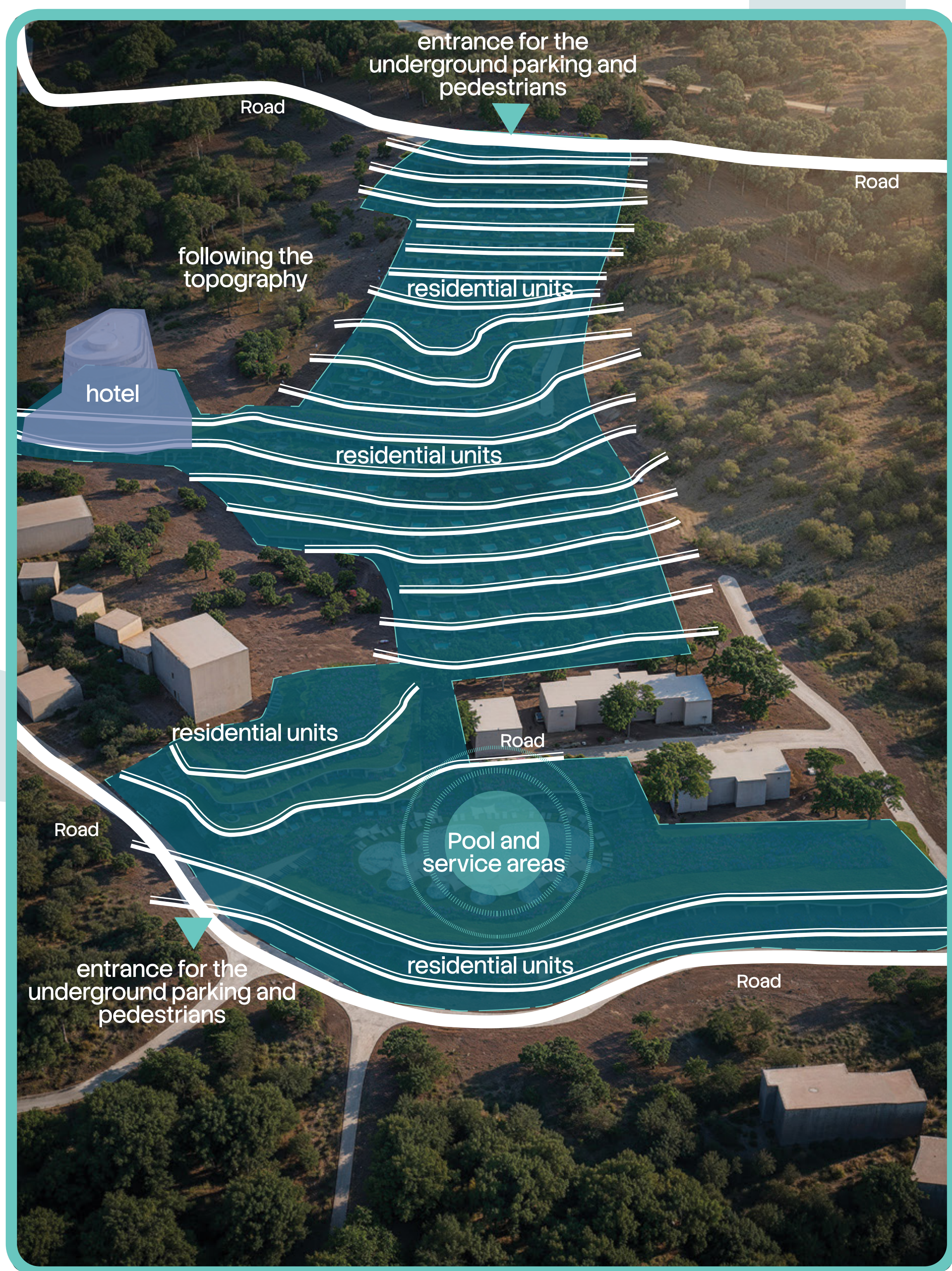
Possible construction areas



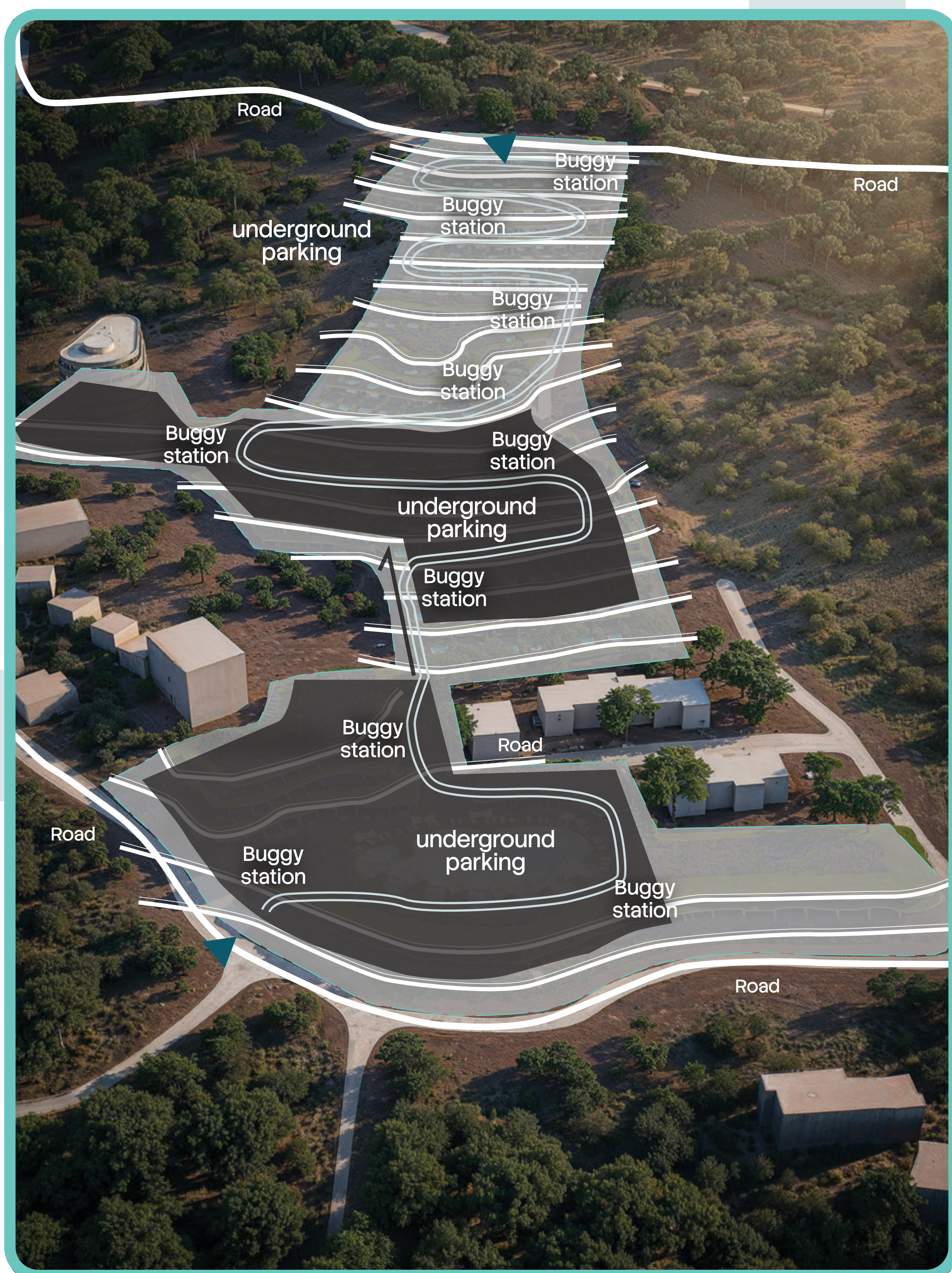
Using topography to shape the project



Green terraces as a way to
preserve the nature



Functions and entrances



Underground parking and buggy

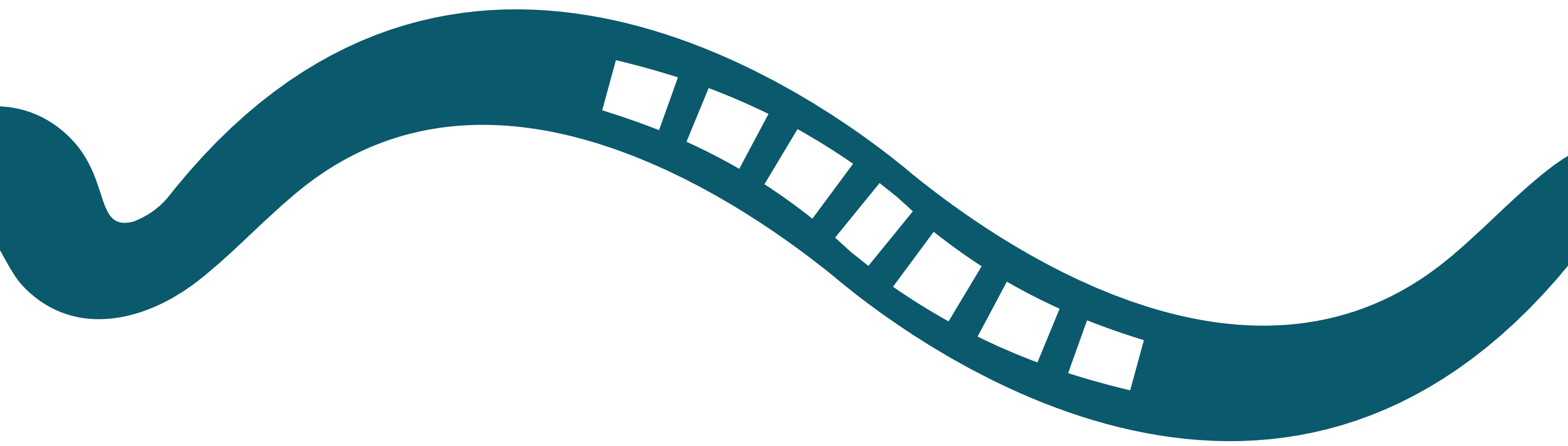


Pedestrian connections and spaces









Program in 4 star hotel

Hotel areas (rooms, corridors, stairs, etc.) – 5,398 m²

Hotel rooms (various standards) – 102

Underground construction (service functions) – 1,786 m²

Verandas and courtyards – 1,264 m²

Parking – 1,506 m²

Technical and installation spaces – 285 m²

TOTAL ABOVE-GROUND CONSTRUCTION – 6,071 m²

TOTAL UNDERGROUND CONSTRUCTION – 2,903 m²

















Seanema





Bione
Construction

Architect
Andrea Caputo

info@bione.al

+355 69 70 70 303

+355 69 60 66 106