

NOTA
BENE

ARCHITECTURE

NOTA BENE

Studio for Architecture, Design and Energy Efficiency

ARCHITECTURE
BETWEEN
HUMAN AND SPACE.

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Academic experience, from Sarajevo to ETSAB Barcelona and doctoral studies in Zagreb on the transformation of architecture under energy-efficiency imperatives, established the core principle that guides the work of our office: architecture that does not integrate human factors and environmental performance cannot be considered sustainable.

The built environment defines our lives. Space shapes our habits, identities, and interactions, which is why architecture cannot be reduced to merely drawing buildings. It is a discipline that unites human behavior, context, engineering, economy, and environmental responsibility into one coherent act.

This understanding is further reinforced through my academic work at the Faculty of Architecture in Sarajevo, where teaching and research form an integral part of professional practice. Engagement with students strengthens methodological clarity, structured analytical thinking, and a responsible, human-oriented approach to design in practice.

NOTA BENE was established in 2017 with the objective of integrating scientific research, architectural design, and coordinated engineering into a unified practice. Since then, the studio has developed into a team committed to delivering precise, verifiable, and performance-oriented projects.

Every project we develop seeks balance: spatial quality, sustainability, and cost efficiency. Energy performance, reduced CO₂ emissions, material durability, and user comfort are inseparable from questions of budget, maintenance, and investment logic. Architecture, for us, is never a “drawing for a permit,” but the creation of enduring assets, i.e. spaces that serve people and responsibly use the resources invested in them.

Today, our portfolio includes residential and public buildings, highrises, hospitality projects, interiors, modular systems, and complex urban environments locally and abroad. Regardless of scale, every project is shaped by its context and refined down to its smallest detail.

Architecture is a responsibility. It must endure, inspire, and create value beyond the present moment. Every project is a dialogue between human and nature, investor and user, present conditions and future expectations.

Prof. Dr. Sci. Haris Bradić, Founder

ABOUT US.

NOTA BENE

established in 2017

PORTFOLIO **INTERNATIONAL EXPERIENCE**

residential, commercial, public buildings, hospitality, modular construction

Adjustment to local regulations and standards (HOAI Leistungsphasen 1-5, DIN, EN, BIM processes)

*The name NOTA BENE derives from the Latin expression meaning **“pay close attention.”** It is not used symbolically, but as an operational standard. The principle defines our practice: every aspect of a project is approached with precision, responsibility, and full awareness of its technical, spatial, and long-term implications, while allowing creativity to emerge from a rigorously structured process.*

NOTA BENE is an architecture studio founded by Prof. Dr. Sci. Haris Bradić, architect and professor at the Faculty of Architecture, the Sarajevo University. The Studio unites scientific research, design excellence, engineering precision, and environmental responsibility into a single, coherent practice.

Our work is grounded in a simple principle: architecture must be human-centered, context-driven, and sustainable over time. Every project, whether a residential building, public facility, high-rise, hospitality concept, interior, or complex urban environment, is approached with the same rigor: clear logic, precise proportion, durable materials, and long-term value.

From early conceptual analysis to energy performance, construction methodology, and cost efficiency, NOTA BENE integrates all dimensions of the built environment into thoughtful, responsible design. Our portfolio spans local and international markets, and our work is recognized for its clarity, professionalism and commitment to creating architecture that truly serves people and place.

TEAM.

Architecture Design
Project Development&Management
Structure
Concepts&Calculations
Descriptions&Calculations
HVAC
BIM
Project Marketing

Three-tier employee structure:

INHOUSE
full time employees

REMOTE
full time employees

EXTERNAL
associates

A multidisciplinary team of architects, engineers, and technical specialists underpins our practice, combining creative thinking with analytical rigor across all project phases. A shared BIM environment provides consistency, coordination, and risk mitigation throughout the design and delivery process.

To provide full technical depth, we collaborate with a trusted network of certified external consultants, including civil and structural engineers as well as HVAC, MEP, and electrical specialists. This enables us to deliver comprehensive, high-performance, and regulation-compliant solutions across all phases, from feasibility studies and concept development to detailed planning and execution.

Our team can easily provide complete project documentation in accordance with international standards and the specific regulatory framework of the target country. In markets where local legislation requires a licensed architect or engineer to act as the official signatory, our documentation is prepared for a review, validation, and signature by a certified local partner.

This model ensures full compliance with national building laws, smooth coordination with authorities, and a reliable approval process, while allowing our team to deliver high-quality design, detailed planning, and fully coordinated technical documentation across all project stages.

To ensure that every project is not only well designed and technically coordinated but also strategically positioned for the market, comprehensive project marketing services are included as well, ranging from brand development and strategic storytelling to visual communication, brochures, digital assets, and investor-ready presentations.

VALUES.

GOALS.

Creative thinking initiates our process, followed by in-depth technical, spatial, and economic validation. This sequence ensures that design freedom is anchored in feasibility, precision, and a shared technical language with all project stakeholders.

We value:

Respect and Integrity – Acting transparently and responsibly in every collaboration. We deliver on commitments and remain accountable for results.

Care and Commitment – Building trust within the team and with our clients. We support one another, value an agile approach, and believe that ideas matter more than hierarchy.

Creativity and Excellence – Setting high standards, striving for innovation, and refusing to imitate. Every project is an opportunity to achieve more, deliver unique solutions, and push the boundaries of what architecture can be.

We aim at:

Sustainable & High-Performance Architecture
Continuously develop and implement energy-efficient, climate-responsive, and long-term sustainable design solutions.

Global Expansion & Growth
Strengthen our presence in international markets through stable partnerships and high-quality project delivery.

Operational Excellence & Trusted Delivery
Adopt clear processes and high professional standards to ensure every project is delivered with quality and full alignment with agreed timelines and budgets.



Comfort is a science, not a matter of chance.

Sustainability & Energy Efficiency in our projects

Energy efficiency in contemporary architecture is not an end in itself, nor merely a technical or regulatory requirement. It represents the foundation for creating spaces in which people feel comfortable, safe, and protected throughout the entire life cycle of a building. At the center of this process remains the user, along with their comfort, the stability of indoor conditions, and the long-term quality of spatial experience.

At NOTA BENE, energy efficiency begins with the human experience of space. The specificity of the NOTA BENE approach lies in the integration of architecture, technical systems, and economic logic into a unified design process, where spatial comfort and energy stability are developed in parallel. Projects are shaped in accordance with applicable EU directives, national and local regulations, and technical standards, with the goal of achieving low energy consumption, reduced CO₂ emissions, technical reliability, and above all high levels of user comfort.

The relationship between energy, space, and comfort in the work of NOTA BENE is not treated as a separate topic, but as a continuous framework for architectural thinking. It is consistently applied throughout all phases of the design process, from urban concepts and volumetric formation, through structural and material decisions, to details that directly influence everyday life. Architecture is thus understood not merely as an object, but as a long-term, high-quality, and comfortable living environment.

AWARDS.

Across nearly two decades of practice, NOTA BENE has consistently earned leading professional awards and recognitions, reaffirming quality, precision, and architectural responsibility as the core of our work.

International & National Awards

BIG SEE Award 2019 – Residential Architecture, Vikendica Rakovica – recognized as one of the region’s most distinctive residential projects.

AABH Collegium Artisticum 2017, Vikendica Rakovica – selected among the 11 best built projects in Bosnia and Herzegovina.

First Prizes – Adopted Solutions

1st Prize – Visoko, 2023, Conceptual design of a residential–business settlement, invitational competition — adopted solution.

1st Prize – Zagreb, 2014, FBF Building, awarded as part of the team led by Prof. Dr. Sci. Dražen Juračić.

1st Prize – Gradačac, 2007, Memorial dedicated to Shahids, soldiers, and civilian victims of war — realized project.

1st Prize – Banovići, 2009, Olympic-size swimming pool, invitational architectural competition.

Other Awards & High Rankings

3rd prize at the Architectural Competition for the Central Building of the MoI KS

3rd prize for the Islamic Center and Mosque in Visoko, organized by the Islamic Community of Visoko.

Top Two Selection – Sarajevo, 2023, Conceptual project of a residential–business complex Nedžarići, invitational architectural competition.

2nd Prize – Gradačac, 2017, Public garage with integrated commercial facilities.

5th Prize – Zagreb, 2015, Središće Education Centre, as a member of the team led by Prof. Dr. Sci. Dražen Juračić.

Nominations

Baumit Live Challenge 2014 – Kuća Kromolj, nomination.

Baumit Live Challenge 2018 – Vikendica Rakovica, nomination.



Architecture

the art of framing life.

Selected projects of NOTA BENE

01

2RIVERS

residential-commercial complex

Construction:

Start in 2026

Location:

Visoko, Bosnia and Herzegovina,

confluence of two rivers

Investor:

Private, BiH and Germany

Winner of the invited architectural competition

2Rivers project in Visoko is a visionary residential and commercial development designed to create a modern, energy-efficient urban environment while respecting the city's cultural and historical identity. Winning the first prize in an architectural competition, the project showcases our commitment to sustainability, functionality, and aesthetic excellence.

2Rivers is situated on a location where two rivers meet, creating a distinctive landscape, microclimate, and natural identity. The spatial logic of the site, river flows, prevailing winds, topography, and the system of views, formed the foundation of the project.

The Regulatory Plan defined the initial spatial parameters, and within these constraints the architecture was conceived as a continuation of the existing natural structure. The volumes follow the logic of the terrain, avoiding aggressive interventions and maintaining a respectful relationship with the surrounding landscape.

The result is a project that grows out of its context rather than being imposed upon it. By incorporating smart materials and energy-efficient technologies, the 2Rivers project stands as a model for future urban development that prioritizes human well-being and environmental responsibility.



Project Identity

Name:	2Rivers – Residential and Commercial Complex
Location:	Visoko, Bosnia and Herzegovina
Typology:	Mixed-use (residential + commercial)
Project Status:	Concept Design + Main Design + Pending final permits
Number of Residential Units:	338
Floors:	GF+5+R
Energy Efficiency Concept:	Low-energy envelope, optimized orientation, high thermal performance

Technical Specifications

Structural System:	Reinforced concrete floor structure with masonry walls.
Facade System:	ventilated façade with selective glazing
Floor-to-Floor Heights:	280-320
Heating/Cooling System:	Heat pump Air-Water COP=4
Parking:	388+31



Design Concept

The architectural concept is driven by three key elements:

Rivers as Generators of Form

The geometry of the riverbanks shaped the orthogonal and diagonal directions of the buildings, creating subtle breaks in the volumes and defining the overall composition.

Sun and Orientation

Each apartment is positioned to maximize natural daylight, with priority given to southeast and southwest orientations.

Wind and Microclimate

The dominant wind directions influenced the configuration of terraces and loggias, ensuring sheltered outdoor spaces and comfortable use throughout the year.

2Rivers is a project grounded in the logic of place, rational, contextual, and inherently sustainable.



Architectural Organization

- Ground Floor: Commercial units positioned along the main pedestrian and traffic flows
- Upper Floors: Residential units of various sizes, designed with emphasis on comfort, daylight, and long-term living quality
- Penthouse Level: Large panoramic terraces, improved privacy, premium living standard
- Circulation: Efficient and compact vertical cores ensure optimal access
- Outdoor Spaces: Green areas and pedestrian routes positioned between the buildings



Materials and Aesthetic Expression

The visual identity of 2Rivers is defined by refined simplicity. Natural tones, clean lines, and durable materials create an elegant, contemporary appearance.

Key elements include:

- light mineral façade surfaces
- wood or wood-composite accents
- dark aluminium window profiles
- high-efficiency low-emissivity glazing

The material palette is selected to ensure durability, low maintenance, and a timeless architectural character.



Human-Centered Design

At the heart of 2Rivers lies the experience of living:
clear spatial sequences
pleasant, well-lit living areas oriented toward the best natural views
large windows and deep terraces that create breathing spaces
privacy between neighbouring units
layouts that support daily routines without compromise
Every apartment is designed as a long-term home, not a temporary
accommodation: stable, comfortable, and meaningful.



Energy Efficiency and Sustainability

2Rivers is conceived as a low-energy complex that significantly
reduces overall consumption through:
a high-performance thermal envelope
glazing
optimised orientation of residential units
increased natural ventilation
potential integration of renewable energy systems
energy-efficient lighting in common areas
long-lasting materials with low maintenance costs
Energy performance is an intrinsic part of the design process, not an
upgrade or accessory.

2Rivers represents an architecture rooted in context, human experience, and long-term investment value. The project balances natural surroundings, contemporary living standards, and sustainable principles, resulting in a refined residential-commercial complex with a lasting architectural presence.





2Rivers
Interior Design

02

SAK

residential-commercial complex

Construction:

Completed

Location:

Stein am Kocher, Germany

Investor:

Private, Germany

The concept was shaped by the need to introduce a modern residential building into a historically sensitive small town that had never previously dealt with collective housing. Because parts of the community were cautious about the scale of a new development, the architecture had to respond with particular sensitivity.

The idea therefore combines contemporary living standards with the spatial logic of Stein am Kocher. Three gabled houses connected by recessed, lower volumes reinterpret the rhythm of the surrounding traditional buildings, while pastel facades and natural stone reference the neighbouring Wasserschloss. The stepped form reduces visual mass and aligns the project with its context.

At the same time, the design brings new qualities to the town: abundant daylight, open layouts, terraces and roof terraces with views, and barrier-free access.

The intention was to create a modern, comfortable, light-filled residential ensemble that fits naturally into the existing urban fabric while elevating the standard of living in the town centre.



Project Identity

Name:	SAK – Residential and Commercial Complex
Location:	Stein am Kocher, Germany
Typology:	Residential
Project Status:	Completed and handed over
Gross Floor Area (GFA):	3,488.5 m ²
Net Usable Area (NFA):	2,110.7 m ²
Number of Residential Units:	26
Floors:	3 + penthouse
Energy Efficiency Concept:	KfW Efficiency House 40 Plus standard

Technical Specifications

Structural System:	Reinforced concrete, 3 buildings connected via recessed flat-roof volumes
Facade System:	Ventilated façade partially clad with natural stone
Ceiling Height:	2.57 m
Heating/Cooling System:	Underfloor heating with individual room regulation, mechanical supply and exhaust ventilation system with optional high-performance filters (suitable for allergy prevention)
Parking:	Underground garage, 38 parking lots, up to 3 lots per unit, elevator connected

Design Concept

The concept brings together historic context and contemporary living comfort. The three gabled buildings reference the traditional architectural language of Stein am Kocher, while the recessed connecting volumes introduce a modern, cubic aesthetic. The ensemble respects the scale of the surrounding low-rise houses and integrates naturally into the central urban fabric.

Key conceptual principles:

Stepped facades create movement and visual softness while increasing daylight exposure.

Generously glazed fronts allow maximum sunlight and enhance spatial openness.

Attic apartments with roof terraces offer premium views toward the historic castle and church.

A careful, sensitive "interface architecture" was necessary due to community concerns regarding collective housing, architecture visually reduces mass and blends into context.

Pastel-coloured facades and natural stone ensure harmony with the neighbouring Wasserschloss Presteneck.

The project aims to form an urban oasis: modern, light-filled, open, and at the same time intimate and respectful of its historical surroundings.





Architectural Organization

Ground Floor (EG):
 9 residential units
 Private terraces and gardens
 Direct connection to greenery
 First Floor (OG):
 10 residential units, balconies or loggias
 Penthouse Level (DG):
 7 residential units
 Private roof terraces with panoramic views
 Basement / Underground Garage:
 38 parking spaces
 Storage rooms for all units
 Shared rooms: waste room, laundry room
 Direct elevator access
 Plan Arrangement:
 Triangular site footprint
 Buildings aligned east-west
 Access from Kurmainzstraße and Lobenbacherstraße



Materials and Aesthetic Expression

Materials:
 Massive concrete and masonry
 Natural stone cladding on key street-facing facades
 Plaster in light pastel tones
 Real-wood parquet flooring
 Triple-glazed windows
 Aluminium external shading
 Architectural Expression:
 Symbiosis of traditional gabled roofs and modern flat-roof connectors
 Soft pastel tones blending into historic context
 Contemporary lines defined by recessed balconies and terraces
 Large glass surfaces creating transparency and openness
 Step-back terraces on upper floors soften volume and provide privacy
 Natural stone elements referencing the castle walls



Human Centred Design

- Barrier-free access from underground garage to every floor
- Privacy ensured through separated, partially covered terraces and balconies
- Generous daylight via floor-to-ceiling glazing
- Roof terraces providing premium outdoor living and relaxation
- Ventilation system improving indoor air quality, especially beneficial for allergy sufferers
- High ceilings enhancing spatial comfort
- Thoughtful integration in community context to balance modern society's needs with the small-town setting
- Quietness and retreat as a central design focus

Energy Efficiency and Sustainability

- KfW Efficiency House 40 Plus standard
- High-performance insulation
- Energy-efficient materials reducing heating costs
- Underfloor heating with individual room control
- Mechanical ventilation improving indoor air quality and reducing moisture damage risk
- Triple-glazed windows with aluminium cladding
- Consideration of environmental footprint
- Alignment of materials and systems with regional sustainability standards
- Optional e-mobility infrastructure in underground garage

The project successfully introduces contemporary residential quality into a historic small-town setting, respecting the scale and character of Stein am Kocher. Its architectural language balances modern openness with contextual sensitivity, offering both improved living comfort and a harmonious fit within the existing urban fabric. While the development elevates spatial standards and revitalises the town centre, it also required careful negotiation of local expectations to ensure acceptance and long-term integration.





SAK
Interior Design

03

OFFENAUER

residential-commercial complex

Construction: Completed
Location: Bad Friedrichshall-Jagstfeld, Germany
Investor: Private, Germany

The OFFENAUER project began with a clear objective: to introduce a contemporary residential building into the existing urban fabric of Bad Friedrichshall, a town of 18,800 inhabitants in Baden-Württemberg, in a way that strengthens the neighbourhood rather than overwhelming it.

The rectangular 1,662.2 m² site near the Kocher River, oriented east-west and accessible from Offenauer Straße on the west and a senior care facility on the east, defined the fundamental conditions the design had to respond to.

Our early conceptual thinking focused on how to use the site responsibly, how to work with its orientation, edges, access points, and surrounding buildings to create a collective housing model that feels coherent, human-scaled, and contextually appropriate. This approach guided the eventual placement and shaping of the building with a basement, ground floor and two full floors.

As the design evolved, these principles supported the integration of 26 residential units, 36 garage parking spaces, and all auxiliary functions within a total usable area of 3,304.4 m², including 1,977.5 m² of residential space. The east-west alignment ensures balanced daylight, while the compact massing and clear geometry allow the building to settle naturally into its surroundings, including the adjacent senior care facility.

The result is a modern, energy efficient, and comfortable residential building shaped by careful analysis of context, access, scale, and long-term livability.



Project Identity

Name:	Offenauer
Location:	Bad Friedrichshall, Germany
Typology:	Residential
Project Status:	Completed and handed over
Number of Residential Units:	26
Floors:	3
Energy Efficiency Concept:	KfW 55 Renewable-Energy class standard

Technical Specifications

Structural System:	Reinforced concrete, gabled silhouettes/3-fold division
Facade System:	Ventilated façade
Apartments:	Ground and upper floors approx. 46-114 m ² ; penthouses 99-130 m ²
Heating/Cooling System:	Underfloor heating with individual room regulation,
Parking:	Underground garage, 36 parking lots, up to 3 lots per unit, elevator connected



Design Concept

The architecture positions two adjacent multi-family houses, visually divided into three segments, on a generous plot to allow maximum daylight and view for residents.

The design concept emphasises the marriage of traditional form (gabled silhouettes/3-fold division) and timeless modernity (large window fronts, open living areas).

The interplay of generous glazing, roof terraces, and carefully arranged volumes creates a light-filled and contemporary living environment that honours context while offering modern comfort.



Architectural Organization

Ground Floor + Upper Floors + Penthouse Floor with wrap-around roof terraces for top units.
 Enterprise of two buildings structured visually as three parts to maximise orientation and light.
 Garden / lower units (ground floor) and upper units have varying sizes; penthouse apartments with terraces.



Materials and Aesthetic Expression

Large-format tiles in bathrooms, high-quality branded fittings.
 Triple-glazed windows with aluminium shell in penthouses.
 Modern, clear form language in bathrooms (cubical washbasins, suites) and architecture.
 Aesthetic expression: "Symbiose aus Tradition und zeitloser Moderne" – combining classical residential form with modern living surfaces.



Human Centred Design

The project offers apartments sized 46–130 m², making the building suitable for singles, couples, families and multi-generational living. Senior-friendly services are integrated via partnership with Haus Edelberg: meal provision, household services, ambulatory care. The design includes practical elements such as floor-level showers, quality fittings and large windows that improve comfort, safety and everyday usability. The senior-friendly concept implies barrier-free access throughout the building, reinforcing its inclusive character.



Energy Efficiency and Sustainability

Building executed according to KfW 55 Renewable-Energy class standard. Integrated solution between building envelope and building services (heating/hot-water) with high insulation and modern materials. The listing mentions “Nachhaltigkeitszertifikat” (sustainability certificate). Modern insulation/heating concept as the sustainability measure.

The project presents a calm, contemporary living environment where thoughtfully designed apartments, such as the ground-floor homes with private gardens, create a natural transition from outdoor space to bright, comfortable interiors.





Offenauer
Interior Design

04

CITY PULSE

residential-commercial complex

Status:

Idea

Location:

Sarajevo, BiH

Investor:

Private, BiH

City Pulse is designed as a unique residential complex in Sarajevo that provides high living quality through thoughtfully shaped volumes, generous views, and integrated green spaces.

The architectural form is composed of smaller building masses that shift horizontally and vertically, allowing the structure to follow the natural slope of the terrain. This approach takes advantage of the topography, optimises construction processes, and enhances the building's visual and spatial identity.

With 42 residential units ranging from one- to four-room layouts, the complex provides a diverse housing offer. Two underground floors accommodate 63 parking spaces and all necessary service rooms, including storage for bicycles and strollers, garbage rooms, a boiler room, and technical spaces. The basement floor includes apartments with private gardens and dedicated storage rooms for tenants, as well as an exclusive wellness and spa centre reserved for residents.

The design was shortlisted for an award at the invitational architectural competition, but due to administrative obstacles and local regulatory disagreements during the permitting process, the investor chose not to proceed with the project.



Project Identity

Name:	City Pulse
Location:	Sarajevo, Bosnia and Herzegovina
Typology:	Residential-Commercial
Project Status:	Idea
Number of Residential Units:	42
Floors:	5
Energy Efficiency Concept:	High insulation and 30% use of renewable sources of energy

Technical Specifications

Structural System:	Reinforced concrete floor structure with masonry walls.
Facade System:	Ventilated façade
Apartments:	Total of 42 apartments ranging from one-room to four-room units
Heating/Cooling System:	Underfloor heating with individual room regulation,
Parking:	Two underground garage levels, 63 parking lots

Design Concept

Human-Centred

The varied volumes create a residential atmosphere that prioritises quality of life: gardens, natural light, functional layouts, and access to on-site amenities such as the wellness and spa centre designed exclusively for tenants.

Energy-Efficient Residential Living

City Pulse emphasises high energy efficiency based on renewable sources available in the environment. The project aims to reduce CO₂ emissions while ensuring excellent indoor comfort in both hygienic and technical terms.

Terrain-Adaptive Architecture

The concept is based on shaping the building into several smaller volumes that slide horizontally and vertically. Through vertical shearing, the architecture adapts directly to the sloped terrain, enabling efficient construction, improved views, and rational organisation of the entire structure.





Architectural Organisation

Two underground floors: 63 parking spaces, natural ventilation system, service and technical rooms.
Basement floor: apartments with private gardens, tenant storage rooms, wellness and spa centre exclusively for residents.
Four above-ground floors: residential units varying from one-room to four-room apartments.



Materials and Aesthetic Expression

The aesthetic expression is defined primarily by the shifting volumes, their adaptation to the terrain, and the articulation of outdoor spaces such as gardens and terraces. The façades combine textured grey plaster with smooth white architectural framing, creating a clean and contemporary visual identity. Full-height dark-framed windows and glass balcony railings enhance openness and bring abundant daylight into the apartments.



Human Centred Design

City Pulse is conceived as a human-centred project, focusing on quality of life through gardens, natural views, varied apartment sizes, and wellness amenities that support both physical and mental well-being. The spatial organisation enables privacy while maintaining strong visual connections to the environment, and the terrain-adapted massing ensures that apartments receive favourable orientation and daylight conditions. The inclusion of a private wellness and spa centre, accessible only to tenants, further enhances the residential experience.



Energy Efficiency and Sustainability

City Pulse is designed with a strong commitment to environmental performance, relying on renewable energy sources that cover approximately 30% of the building's total energy demand. The complex features high-quality insulation, reducing heat loss and significantly lowering operational energy consumption while improving indoor comfort throughout the year. Its energy strategy focuses on reducing CO₂ emissions, ensuring hygienic and technical indoor conditions, and creating a long-term sustainable residential environment aligned with contemporary efficiency standards.

05

MOI

public building

Status: Competition idea
Location: Sarajevo, BiH
Investor: Canton Sarajevo

3rd Prize at the Public Competition organized by the Ministry of Internal Affairs of the Sarajevo Canton

The architectural concept is built on principles of continuity, timelessness, proportion, clarity, and elegance. It reflects the historic layers of Sarajevo's architectural identity, particularly drawing inspiration from the city's most significant period of architectural development in the 1980s, when vertical accents and strong civic buildings shaped the urban skyline.

This project consciously extends that legacy, respecting the urban logic of the area and reinforcing the identity of a key institutional building.

The form is generated through the interplay of two volumes: a grounded, massive, horizontally oriented block and a tall, transparent block that penetrates it. The transparent tower becomes a vertical accent, a contemporary landmark that carries symbolic weight, while the horizontal block provides solidity, rhythm, and a clear civic presence. The duality, heavy and light, opaque and transparent, captures both the seriousness of the building's function and its openness toward citizens.

In a context full of fragmented and visually active buildings, this design introduces calmness, continuity, and order, anchoring the site with a clear and confident architectural gesture.



Project Identity

Name:	Mol, Central Building of the Ministry of Interior of Sarajevo Canton
Location:	Sarajevo, Bosnia and Herzegovina
Typology:	Public/Institutional Building
Project Status:	Idea, competition entry, 3 rd prize
Gross Floor Area:	29,514.1 m ²
Net Usable Area:	25,950.6 m ²
Floors:	-3, Ground + 6 floors and -3, Ground + 18 floors + helipad
Building Height:	Lower block 26.2 m; Upper block 69.0 m; Helipad 71.2 m

Technical Specifications

Maximum footprint:	53.2 m × 26.7 m
Setbacks:	North 7.2 m, East 26.2 m, South 8.7 m, West 9.5 m
Exterior parking:	10 parking spaces, including two for persons with disabilities
Access:	Vehicle access from Kolodvorska Street; entry ramp to -3 level from the north side
Constructive system:	Reinforced concrete structural system
Thermal insulation:	Stone wool on all façade positions and flat roofs
Waterproofing:	Synthetic membranes + admixtures for concrete waterproofing (final concept defined after geomechanics study)

Design Concept

The building is positioned at the highly strategic intersection of streets, a location of strong urban, traffic, and civic relevance. It sits at the threshold of a broader transformation zone, formerly a factory area, currently evolving into a mixed residential, commercial, and recreational district.

The ground floor is positioned at elevation 529.20 m.a.s.l. and is accessible from all sides. Vehicle access, external parking, underground entry ramps, and pedestrian approaches are organised clearly to support the structure's public function. The urban gesture acknowledges the importance of the site as a civic focal point, continuing the historical development line of Marijin Dvor toward the west.





Architectural Organisation

Levels: Three underground floors; two main above-ground masses at Ground + 6 and Ground + 18 + helipad
 Underground levels: Garage, technical rooms, access ramp from Kolodvorska Street
 Ground floor: Main public access, administrative functions; Upper floors: Ministerial, operational, administrative and support programs (specific distribution not provided in the PDF)
 External areas: 2,429 m² of free space, including 1,012 m² landscaped greenery and pedestrian plateaus.



Materials and Aesthetic Expression

Façade materials selected from high-quality, durable contemporary systems suitable for intensive public use
 Stone wool insulation on all façade surfaces
 Light-coloured concrete plates with discreet anti-slip texture for external pedestrian paths
 Aluminium window profiles in RAL 7022
 High-reflection light blue glazing panels, contributing to the monumentality of the transparent volume
 Core structure constructed in reinforced concrete
 Combination of opaque and fully glazed surfaces creating dynamic contrast.



Human Centred Design

The design expresses a clear civic message: safety, accessibility, and respect. Its architectural composition ensures a calm and legible presence within an otherwise visually active urban environment, providing a sense of stability and institutional trust. The generous pedestrian areas, clear circulation, universal access, and integration within the broader urban fabric reinforce the building's public character and usability.



Energy Efficiency and Sustainability

Simulation of total energy needs conducted using PVGIS, based on building geometry, orientation, and geographical position
 Stone wool insulation across all façade and roof surfaces
 Waterproofing systems combining membranes and concrete-based protection
 High-reflective glazing reduces heat gains and contributes to controlled indoor conditions
 Environmental performance to be further defined upon geomechanical study and main project development





Mol
Interior Design

06

ZAPREŠIĆ SWIMMING POOL

public building

Status:	Competition idea
Location:	Zagreb, Croatia
Investor:	City of Zaprešić (Zagreb)

The Zaprešić Swimming Pool project establishes a new recreational centre designed to activate the northern part of the city. Situated on an open, undeveloped plot surrounded by roads and green areas, the facility becomes the first architectural reference for future development in the zone. The design unites two primary components: the approach building with administrative, wellness, fitness, and service functions, and the pool hall with three indoor pools.

The composition is deliberately formed through contrast. The approach building is a minimalist, rectangular, fully glazed volume with an extensive green roof, reflecting the surrounding landscape and acting as a calm, neutral threshold. In contrast, the pool hall is a sculptural volume defined by a dynamic roof inspired by the pitched roofs of Zaprešić's traditional houses and the historic Jelačić New Palace complex. This reinterpretation creates a contemporary landmark whose silhouette symbolises movement, rhythm, and the pulse of sport.

The complex is organised around a large central public square that acts as the main point of arrival, meeting, and social interaction. Outdoor areas include sunbathing decks, playgrounds, recreational zones, and leisure spaces designed for all generations. Two glass corridors link the main volumes and create an internal courtyard that brings daylight, greenery, and ventilation deep into the building, ensuring constant visual contact with nature.



Project Identity

Name:	City Swimming Pool Zaprešić
Location:	Zagreb, Croatia
Typology:	Public/Sports&Recreation Building
Project Status:	Idea, competition entry
Key Features:	Closed pool hall, approach building, wellness, fitness, outdoor pools, recreational zones, children's areas, and large public square

Technical Specifications

Indoor Pools	50×25 m sports pool (2.2 m); 25×12.5 m learning/rehab pool (1.35 m); 8×6 m non-swimmer pool (0.5 m)
Outdoor Program	Multifunctional pool; children's splash pool; sunbathing areas; playgrounds; recreational terraces
Key Dimensions	Approach building 114.50×25.50 m; outdoor facilities 15.50×25.00 m; pool hall 84.00×52.00 m; height 12 m
Parking	120 cars; 2 buses; 6 accessible spaces; 4 EV chargers; 8 motorcycles; 50 bicycles (30% covered)
Construction System	Precast concrete; monolithic RC (basement/slab); steel truss roof; white/black tank waterproofing
Energy Systems	Heat pumps; 50–60 solar collectors; 225.9 kWp photovoltaic plant
HVAC	Zoned air handling; dehumidification; advanced climate control
Heating	Underfloor heating in main interior zones

Design Concept

Architecture of Respect, Context, and Contrast

The project balances two contrasting volumes, an almost invisible, fully glazed approach building and a dynamic, expressive pool hall. This duality represents respect for nature, context, and tradition, while creating a contemporary architectural landmark for the northern entrance to Zaprešić.

Urban Anchor and Civic Identity

The pool complex is conceived as a catalyst for urban development, forming a new public reference point for the northern city zone. Its placement, orientation, and relationship to the central square reinforce social interaction, accessibility, and community identity.

Landscape Integration and Spatial Harmony

The design embraces the surrounding greenery through reflections, glass corridors, internal courtyards, and fluid pedestrian connections. The result is a hybrid environment where architecture, landscape, and human movement form one coherent experience.





Architectural Organisation

Phase 1 – Indoor Complex

Approach building with entrance hall, café/bar, administration, rest areas, staff facilities

Wellness zone (Jacuzzi, saunas, steam, relaxation room, atrium)

Fitness zone (gym, multipurpose hall, massage room)

System of clean/unclean circulation with clear hygienic separation

Multiple locker room groups (men, women, family, disabled, staff, clubs)

Pool hall with three pools and associated technical and service rooms

Underground level (-1) housing all HVAC, pool mechanics, utilities, workshop, waste management, transformer station and generator

Phase 2 – Outdoor Complex

Outdoor entrance building with lobby, reception, ticketing, changing rooms

Technical basement for outdoor pool plant

Recreational pool, spray area, children's pool

Sunbathing decks, playgrounds, outdoor bar, sports courts (beach volleyball, table tennis, mini golf)

Materials and Aesthetic Expression

Approach building façade:

Triple-glazed structural glass system with aluminium cladding on opaque panels

Roof:

Extensive green roof with insulated flat roof build-up; photovoltaic and solar-thermal zones covered with washed gravel

Pool hall:

Sculpted roof clad in PREFAB aluminium rhomboid panels (42 × 42 cm)

Large glass curtain walls for full transparency

Opaque surfaces clad in white Alucobond panels

Exposed primary and secondary steel trusses

Outdoor facilities building:

Ventilated façade made of Siberian larch wooden slats

Interior materials:

Non-slip ceramic tiles, visible concrete, acoustic ceilings, neutral tones emphasising light and nature

Landscape:

Natural tones of vegetation contrasted with white concrete surfaces; durable, low-maintenance urban furniture.





Human Centred Design

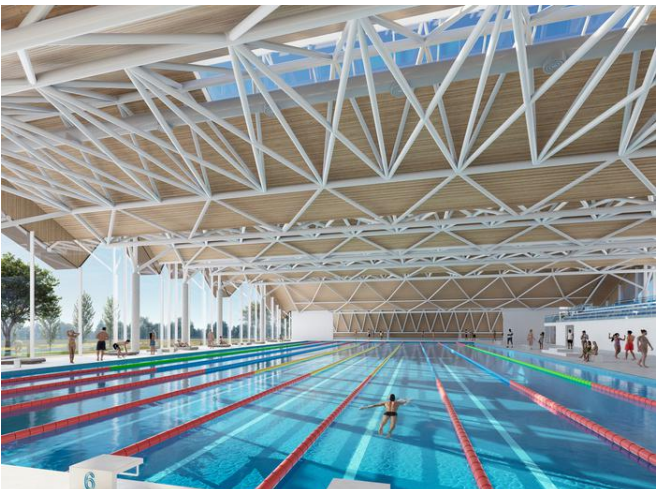
- Complete barrier-free circulation on a single level for all users
- Clear separation of clean/unclean paths for hygiene and comfort
- Glass corridors ensuring constant natural light and visual contact with greenery
- Public square as a space of community, interaction, and social belonging
- Interior courtyard acting as a psychological “breathing space” within the complex
- Wellness, fitness, and outdoor zones accessible to diverse age groups

Sustainability and Energy Efficiency

- High-performance thermal envelope (U-values: 0.1 W/m²K on opaque surfaces; ≤1.0 W/m²K on glazing)
- Stone wool insulation, XPS in ground-contact zones, ventilated roof and façade systems
- 225.9 kWp photovoltaic plant with fire-protection monitoring
- 50–60 solar collectors for DHW and pool water pre-heating
- Heat pump system covering heating and cooling needs
- Extensive green roof improving insulation and microclimate
- Bioclimatic strategies:
 - East–west green façades for summer shading
 - Zenithal daylighting for reduced artificial lighting demand
 - Natural ventilation where possible
- Full HVAC zoning aligned with activity type, reducing operational costs.







Zaprešić Swimming Pool
Interior

INTERIOR.



LIVING
MODULAR.

EOScale

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www.eoscale.com

NOTA BENE developed the complete architectural and technical concept for EOScale, a new generation of modular, energy-efficient homes produced in Slovenia. Our team designed the full system of modular units, spatial organization, material logic, and construction methodology, ensuring that every element can be manufactured off-site with precision and assembled on-site with minimal environmental impact.

From the first sketches to the full production workflow, we created a scalable, efficient, and high-performance model that enables EOScale to deliver contemporary, sustainable homes with consistent quality and reduced construction time.

Beyond the architecture, we designed the complete brand image, visual identity, house names, product storytelling, and the entire EOScale website. Every element, from the first idea to the final digital presentation, was conceived, designed, and executed by our team, ensuring a coherent, distinctive, and scalable product with a strong market presence.



CONCEPT.

Architecture Starts Here: In Pure Idea

Concept Designs

Architecture as an idea, an atmosphere, a narrative, an emotion.
It does not need to be rational, buildable, or limited by regulations.
It comes from metaphor, intuition, symbolism, contradiction, or
imagination, rather than engineering logic.

Experience beyond logic.

THE SARAJEVO GATES



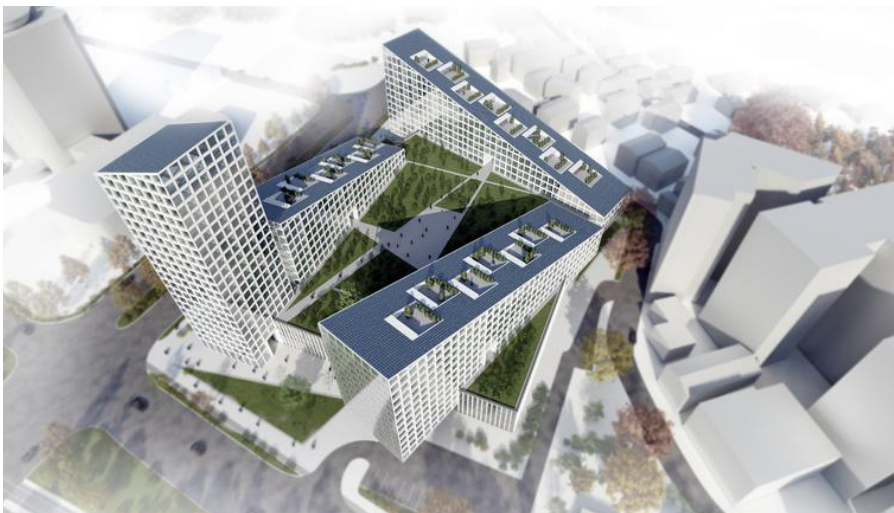
SARAJEVO DIAGONALS



VERTIGO



THE GRID

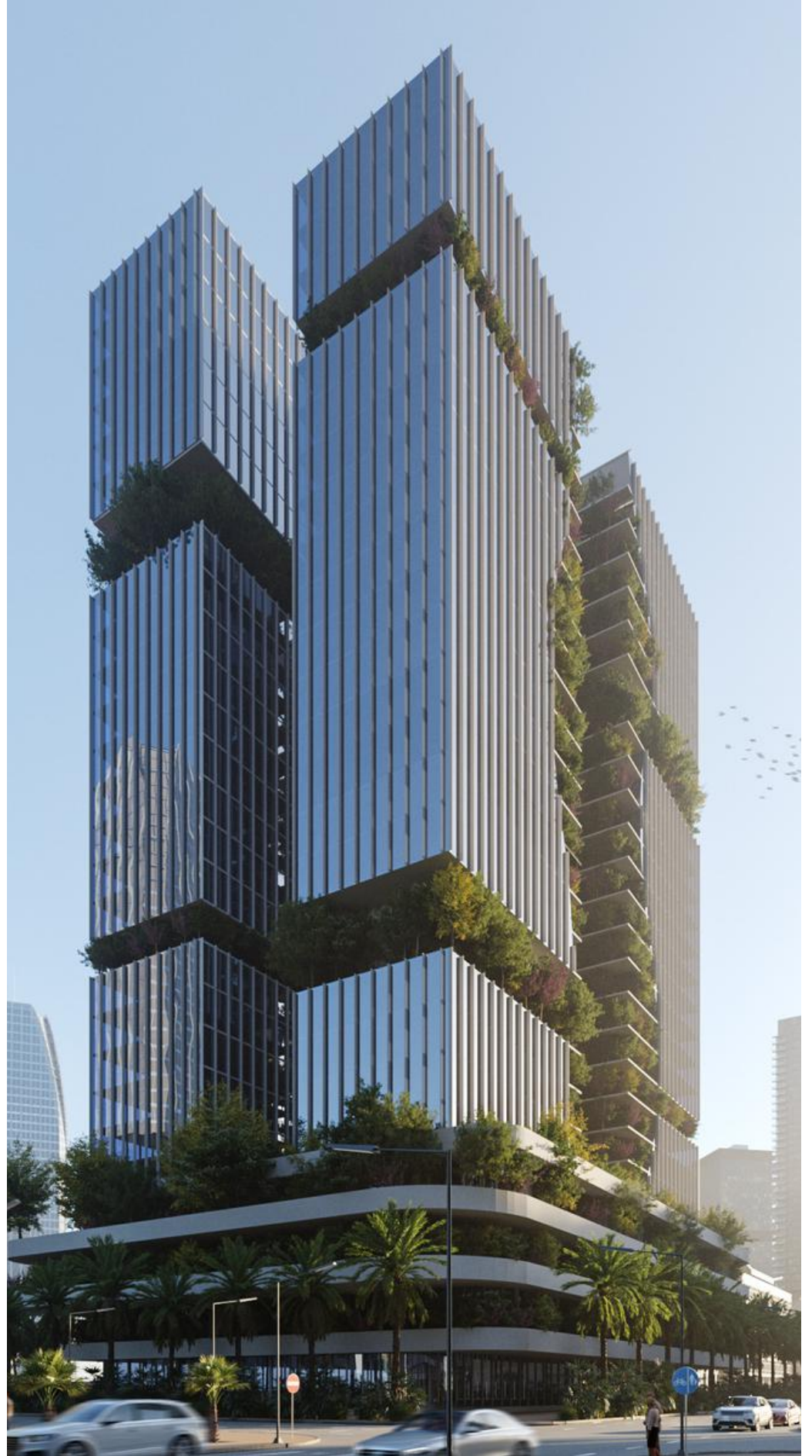


DUBAI QUARTET

This architectural design presents a futuristic mixed-use development, featuring four high-rise towers with integrated vertical greenery. The project merges modern aesthetics with sustainable design, incorporating lush vegetation on terraces and facades to enhance air quality, reduce heat absorption, and create a natural microclimate.

The sleek, reflective glass facades contrast with the abundant greenery, blurring the boundaries between nature and the built environment. Elevated gardens and cascading terraces introduce biophilic design principles, promoting well-being and energy efficiency. At the podium level, the structure integrates commercial and public spaces, fostering a dynamic and interactive urban experience.

The tower integrates greenery horizontally and vertically to form shaded zones, while the building's mass safeguards the inner courtyard and creates a controlled microclimate that enhances thermal comfort within the high-rise structure.



SERVICES.

Delivered with Precision

Architectural Design & Planning

Complete design services from concept to construction documentation, grounded in research, precision, and performance-driven decision making.

Urban Design & Masterplanning

Development of functional, human-centered, and future-ready urban solutions that respect local context, infrastructure, and long-term growth patterns.

Energy-Efficient & Climate-Responsive Design

Analysis and integration of sustainable strategies, energy simulations, and envelope optimization to ensure long-term efficiency and lower operating costs.

Technical Coordination & BIM Integration

Full coordination of architectural, structural, and MEP disciplines, supported by detailed BIM modeling, clash detection, and workflow optimization.

Project Feasibility & Investment Advisory

Assessment of site potential, regulatory constraints, cost implications, and project scenarios to support informed decision making for investors and developers.

Construction Support & Quality Oversight

Professional supervision, technical guidance, and quality monitoring to ensure precise execution and adherence to design intent.

International Partner Collaboration

Expert support for cross-border projects, including adaptation to local standards, code compliance, and integration with global design teams.

Precise Documentation

Strict Compliance with EU and German Standards

High-Level Technical Coordination

We provide all services necessary to guide a project reliably from the initial idea to its realized form. Our work is based on academic research, technical expertise, and extensive practical experience, allowing us to deliver complete, precise, and fully coordinated documentation for every project stage. Clear processes, transparent communication, and strict professional standards ensure that each deliverable supports dependable execution and long-term building performance.

Our international experience is strongly shaped by **our work in Germany**, one of the most regulated and quality-oriented architectural environments in Europe. We have successfully worked through major HOAI phases, from conceptual design and preliminary planning to detailed technical coordination and the preparation of documentation required for official review and approval. This background has strengthened our ability to produce audit-ready documentation, maintain consistency across all specialist disciplines, and fulfil strict normative and regulatory requirements.

For our partners, this results in a predictable and structured workflow, reliable outcomes, and planning documents that comply with EU standards for safety, energy performance, and long-term value creation. Our experience within the German system directly translates into higher precision, robust coordination, and a transparent, well-managed path from planning to construction.

CONTACT.

Connect with us.

Reach out for complete project presentation.



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