

RESIDENTIAL & TOURIST DESIGN

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photo: Mirna Horvat

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In order for Out-Of-The-Box architecture to be created it is necessary to set up the box and then get out of it. It is necessary to set up a procedures protocol; a work process that abides by the laws and professional standards; a work process that sets up, in detail and unambiguously, work procedures, control systems and action protocols crucial for safe navigation through the complexities of the design, permitting and construction processes. A procedure needs to be set up that will minimize the possibility of making a mistake, that formulates and automates all repetitive but unavoidable procedures so time can be devoted to creation. izvanOkvira wishes to get out of that box once it is created and charter unknown lands; explore; play; leave no stone unturned; not be afraid to tear a sheet of paper; turn the starting presumptions upside down and start afresh; work passionately but calmly; work insanely but reasonably; respect the developer; respect the space; respect the people who will inhabit our houses; respect the nature we live and work in; explore and feel the space; hear the client and know what the client needs to hear. Be brave. Love.

izvan
okvira

RESIDENTIAL DESIGN

2018.	2013.	H residential and office building, Odra, 800 sqm, preliminary design for Magnituda
Residential building, Rovinj, approx. 1,000 sqm, preliminary design	Res family house, Gradec, approx. 130 sqm, preliminary, main and detailed design	First house, Gornja Podgora, approx. 200 sqm, preliminary design
Single family house in Stomorska, Šolta, approx. 200 sqm, main design	2011.	Family house 1, Stare Staze, Kršan, approx. 350 sqm, preliminary design
Single family house in Zagreb, preliminary design – reconstruction	Family house, Maslinica, Island of Šolta, approx. 400 sqm, preliminary and main design	Peharda family house, Molvice, approx. 140 sqm, preliminary design
2017.	2010.	O7 family house, Zagreb, approx. 350 sqm, preliminary design – renovation
Single family house, Stomorska, Šolta, approx. 200 sqm, preliminary design	Family houses 1, 2 & 3, Jurasi, Istria, approx. 400 sqm, preliminary design	Apartment building, Zadarska Street, Zagreb, approx. 1,425 sqm, preliminary design
Residential building, Island of Cres, approx. 400 sqm, main design – reconstruction	Family houses 2 & 3, Stare Staze, Kršan, Istria, approx. 350 sqm, preliminary design	2008.
2016.	Residential neighbourhood, Pelegrin, Island of Šolta, approx. 11 x 400 sqm, preliminary urban plan	Chief designer: major design for Mikolić residential house in Pula, 200 sqm, for Magnituda
Single family house I, Zagreb, approx. 150 sqm, preliminary and main design	O7 family house, Zagreb, approx. 350 sqm, main and detailed design – renovation	Aliti house, Zagreb, approx. 240 sqm, preliminary design
2015.	2009.	G2 residential building, Gračani, Zagreb, approx. 360 sqm, main design for Ured ovlaštenog arhitekta Igor Galović
M cottage, Zaprešić, preliminary and main design	Tomas residential house, Sinj, 250 sqm, main design for Magnituda	6 villas, Kringa, Istria, approx. 6 x 230 sqm, main design
S family house, Šalata, Zagreb, approx. 350 sqm, preliminary, main and detailed design – renovation	Golubić residential house, Gospić, 180 sqm, main design for Magnituda	Bilić house, Samobor, approx. 350 sqm, preliminary design
M apartment building, Rovinj, approx. 600 sqm, preliminary design	Mišković residential house, Šibenik, 280 sqm, main design for Magnituda	Nikolić residential building with a restaurant, approx. 930 sqm, preliminary design for Ured ovlaštenog arhitekta Igor Galović
B family house, Remete, Zagreb, approx. 350 sqm, preliminary design	P residential houses, Zagreb, 400 sqm, preliminary and main design for Magnituda	Vučko residential building, Šestine, Zagreb, approx. 400 sqm, preliminary design
2014.	M residential house, Samobor, 250 sqm, preliminary design for Magnituda – reconstruction and renovation	
Family house, Zagreb, approx. 100 sqm, main design – renovation		

- Breškić residential building, Sesvete, approx. 420 sqm, main design for Ured ovlaštenog arhitekta Igor Galović
- Residential neighbourhood, Jurasi, Istria, approx. 15 x 400 sqm on approx. 3 ha plot, preliminary urban plan
- 2007.
- TOZ residential neighbourhood, Zagreb, approx. 60,000 sqm on 6.6 ha plot, preliminary urban plan with Miodrag Dragojević
- Residential building Optika, Podolje, Zagreb, approx. 837 sqm, preliminary design
- 6 villas in Kringa, Istria, approx. 6 x 230 sqm, preliminary design
- Neighbourhood of 35 villas, Kršan, Istria, approx. 4.3 ha, preliminary urban plan
- 2 residential buildings, Bukovac hill, approx. 2 x 400 sqm, preliminary design for Ured ovlaštenog arhitekta Igor Galović
- Residential building Breškić, Sesvete, approx. 420 sqm, preliminary design for Ured ovlaštenog arhitekta Igor Galović
- 3 residential buildings, Novoselec, Sesvete, 3 x 390 sqm, preliminary and main design for Ured ovlaštenog arhitekta Igor Galović
- 2 residential buildings, Perjavica, Zagreb, 2 x 500 sqm, main and detailed design
- G2 residential building, Gračani, Zagreb, 360 sqm, preliminary design for Ured ovlaštenog arhitekta Igor Galović
- 2006.
- 2 residential buildings, Perjavica, Zagreb, 2 x 500 sqm, preliminary design
- Gilić residential building, Rudeš, Zagreb, 365 sqm, main and detailed design
- Summer house, Moslavina, approx. 400 sqm, preliminary design for Studio Milinović
- Hrastovac residential building, Zagreb, 600 sqm, preliminary design
- 2005.
- Residential building, Šestine, Zagreb, 350 sqm, preliminary design
- 4 villas, Dubrovnik, approx. 2,400 sqm, preliminary design
- Kovačević family house, Vinogradska Street, Zagreb, approx. 120 sqm, preliminary design
- 2004.
- Gilić residential building, Rudeš, Zagreb, 365 sqm, preliminary design
- Residential building, Šestine, Zagreb, 600 sqm, main and detailed design
- 2003.
- Family house, Pelješac peninsula, preliminary design
- Radeljak apartment, Cvjetni square, Zagreb, 50 sqm, main design – renovation and addition
- 2001.
- Šečković apartment, Ksaver hill, Zagreb, 176 sqm, reconstruction and addition
- 2000.
- Residential building, Konjička Street, Zagreb, 760 sqm, preliminary, main and detailed design
- Miklečić family house, Buzetska Street, Zagreb, 230 sqm, addition
- D & E residential buildings, Dobri dol, Zagreb, 800 sqm, detailed design
- 1999.
- D & E residential buildings, Dobri dol, Zagreb, 800 sqm, preliminary and main design
- Villa Klara, Kraljevac, Zagreb, 500 sqm, building management and designer's oversight for Studio 3LHD
- 1998.
- Villa Futter, Klosterneuburg, Austria, addition for Arhitekti Budanko i Witt-Doering
- Residential building, Stara Knežija, Zagreb, 1,200 sqm, preliminary, main and detailed design
- B & C residential buildings, Dobri dol, Zagreb, 900 sqm, interior and detailed design
- 1997.
- Rosler house, Vienna, Austria, competition entry with Arhitekti Budanko i Witt-Doering
- Hoppl family house, Vienna, Austria, for Arhitekti Budanko i Witt-Doering
- 1996.
- Building addition, Annagasse, Vienna, Austria, for Arhitekti Budanko i Witt-Doering
- Expert supervision on numerous family houses in the village of Škabrnja, for the firm Arhitekt

Omejec family house, Zagreb, 280 sqm, for Arhitekti Budanko i Witt-Doering	TOURIST DESIGN	2008.
Building addition, Hoyosgasse, Vienna, Austria, 900 sqm, for Arhitekti Budanko i Witt-Doering	2018	Recreational facility, Lake Orešje, Sveta Nedjelja, approx. 70,000 sqm on 1,434,300 sqm plot, preliminary design
Building addition, Gentzgasse, Vienna, Austria, 800 sqm, for Arhitekti Budanko i Witt-Doering	Luxury residential villa in Ičići, Opatija, approx. 400 sqm, main and detailed design	Marina, Tisno, approx. 2,285 sqm, preliminary design
1995.	Hotel Boškinac, island of Pag, approx. 5,700 sqm, preliminary, main and detailed design	Hotel Lacroma Valamar, Dubrovnik, designer's supervision of reconstruction and building extension
Residential building, Supilova 6-8, Rijeka, 800 sqm, detailed design for Randić & Turato	Bivouac, Hvar, approx. 20 sqm, preliminary design	Zir resort, Lovinac, Lika, approx. 1,800,000 sqm plot, master plan
Family house, Eurach, Germany, 500 sqm, for Arhitekti Budanko i Witt-Doering	2017.	St. Martin Harbour, Podstrana, preliminary urban plan
1993.	Luxury residential villa, Ičići, Opatija, approx. 400 sqm, preliminary and main design	Residential neighbourhood, Jurasi, Istria, approx. 15 x 400 sqm on approx. 3 ha plot, preliminary urban plan
Architectural survey of a residential building, T. Brezovačkog Street, for the Faculty of architecture, University of Zagreb	Luxury residential villa, Blace, Ploče, approx. 400 sqm, preliminary design	2007.
1992.	3 luxury residential villas, Veprinac, Opatija, 3 x approx. 400 sqm, preliminary designs	Makarac resort, Jelsa, island of Hvar, approx. 20,000 sqm on 6.5 ha plot: preliminary urban plan
Family house, Bukovac hill, Zagreb, preliminary design with Alen Dragan	Multicultural children and youth centre, Tkon, approx. 1,200 sqm, main design	Hotel Lone, Rovinj, approx. 30,000 sqm, formwork plan for Studio 3LHD
	Hotela Thermia, Bizovac, approx. 50,000 sqm, collaboration on the detailed design – renovation	2006.
	Temporary dwellings Bivouac, Island of Hvar, approx. 4 x 20 sqm, preliminary design	Vela Zečja resort near Jelsa, island of Hvar, approx. 33,000 sqm on approx. 120,000 sqm plot, preliminary urban plan
	2016.	Plaza luxury resort near Hvar, island of Hvar, 45,000 sqm on 170,000 sqm plot, preliminary urban plan
	Multicultural children and youth centre, Tkon, approx. 1,200 sqm, preliminary design	2003.
	2010.	Bjelolasica sports centre, competition entry with UPI-2M / 3LHD team
	Agricultural-recreational zone, Babina Greda, approx. 48.7 ha, preliminary urban plan	1998.
	2009.	Luxury summer resort, the island of Velika Smokvica, Rogoznica 38 buildings, 6,100 sqm on 172,805 sqm plot, preliminary urban plan

ROVINJ 1

LOCATION
Rovinj, Istria

PHASE
preliminary design

USE
residential;
3-apartment building

SIZE
approx. 500 sqm

AUTHORS
Mirko Majić &
Ivo Skelin

PHOTO
Teodor Boch

YEAR
2016

Three apartments, one per floor. Back side of the house is intimate meant for sleeping. The front side, overlooking the street is a common space that houses the living room, the dining room and the kitchen. The location of the house made it logical to create a living space that is equally distributed between the inside and the outside. A circular communication opens up various possibilities. By sliding the terraces vertically, the house meanders trying to minimize its visual impact and its size. Developer's uncompromising care for details and construction quality continues to inspire.



FORTUNA

LOCATION

Šalata, Zagreb

PHASE

preliminary and
detailed design

USE

residential;
family house

SIZE

approx. 450 sqm

AUTHOR

Ivo Skelin

PHOTO

Robert Leš

YEAR

2014

There used to be a tavern called Fortuna there, a local bar that marked the lives of a lot of young people from Šalata. A separate garage used to house a couple of pinball machines, a Scramble, a Frogger... there used to be a jukebox, and the terrace filled with lush greenery used to be surrounded by a beautiful stone wall. Table cloths were, of course, made of gingham cloth. A lot of our pocket money was spent there...

There were two things that were obvious to us from the beginning: the birch tree must survive the construction, and the stone wall on the street corner needs to be preserved... and so the corner of the house is soft because of that... and spatial memory is preserved...



KRŠAN

LOCATION
Kršan, Istria

PHASE
preliminary design

USE
residential;
family house

SIZE
approx. 300 sqm

AUTHOR
Ivo Skelin

CLIENT
Istra ekskluziv d.o.o.

YEAR
2009

A scenario that includes a house for sale to a yet unknown buyer and a perceptible developer allows a designer significant freedom. A flat terrain, unlike a complex spatial configuration, enhances the design possibilities additionally. The result is a sculptural composition, a two-faced house with a public and a private face; concrete and wood in the house, solid rocks and vegetation around it. Green covering creeps over the wooden pergolas blurring the boundary between the house and its surroundings.



JURASI 1

LOCATION
Jurasi, Istria

PHASE
preliminary design

USE
residential;
family house

SIZE
approx. 400 sqm

AUTHOR
Ivo Skelin

CLIENT
Jurasi Exclusive
Villas d.o.o.

YEAR
2010

A summer house on a very steep plot overlooking the sea tried to make the best of the challenging circumstances... terraces placed one above the other gently slip away allowing each room a direct contact with the terrain and a spectacular view while the visual footprint of the house remains small.

Naked grey concrete will disappear in the lush vegetation and the house will become one with the nature...



JURASI 2

LOCATION

Jurasi, Istria

PHASE

preliminary design

USE

residential; family house

SIZE

approx. 400 sqm

AUTHOR

Tanja Kričkić

CLIENT

Jurasi Exclusive Villas
d.o.o.

YEAR

2010

The plot is situated on a steep terrain where only sea and sky can be seen.

The ground floor is completely open, almost set into the steep terrain. There are three sleeping cubes on the first floor — each tilted the other way. Each cube has a different view, its own piece of sea and sky. While the first cube opens up to the sunrise the last one only catches a glimpse of light reflecting from the sea surface... while the sun is setting down in one cube the other has already been veiled by complete darkness.

The same, yet completely different.



GRADEDEC

LOCATION
Gradec

PHASE
preliminary, main
and detailed design

USE
residential;
family house

SIZE
approx. 110 sqm

AUTHOR
Ivo Skelin

PHOTO
Robert Leš

YEAR
2013

When owners know what they want and when that is in line with the sensibility of the designer, the mutual ground is vast. A young family is building the Gradec house by themselves and in line with their circumstances and respecting their own values and aspirations. In a most sincere way, they are using love to create the Home, the Place where the child grows as the house grows and where the child is taught by example of respect, love, humbleness and diligence, life lessons almost forgotten in this new world. It is a joy to be a witness to this.



ŠTRIGE

LOCATION
Stara Drenčina

PHASE
preliminary, main and
detailed design

USE
production; fruit storage

SIZE
approx. 80 sqm

AUTHOR
Ivo Skelin

PHOTO
Nives Sertić

YEAR
2017

The house was imagined as the primordial shelter that, like a snail shell or the Fibonacci Spiral, sets up a spatial sequence starting from small private spaces, bathroom and bedrooms, continuing to bigger spaces, a public kitchen and a dining room, and then opening up to the outside with a big glass screen.

The following spatial layer is the covered porch that winds around the house. The porch, bordered by a semi-transparent screen made of thin hornbeam trees, is a space that, depending on its position in the layout and sun and view requirements, has a more or less defined inside – outside border that is filled by a flickering play of shadows. The heart of the house is opened, the light creeps in through the cracks.



BOŠKINAC HOTEL

LOCATION

Novalja, Pag Island

PHASE

preliminary, main and detailed design of hotel extensions, hotel annexes and winery

USE

tourism

SIZE

approx. 3.700 sqm

AUTHORS

Ana Penavić & Marijana Zlatec

CHIEF DESIGNER

Maja Vukušić

CLIENT

Cissa d.o.o.

YEAR

2018

When the client is so sincerely driven by passion and excellence the designers is happy to put in that extra mile; to hone, ponder, redo, research, return, rethink, transform one's conceptions and habits. The design of Boškinac hotel and winery was a journey that took us back to our roots, to the lust that fueled as when we just started architectural school before that lust was changed by the market and the limitations and rules of conventional and expected modes of behavior. The result is a complex that wants to be contemporary but decent to its surroundings, the context and the layers of history.



TISNO MARINA

LOCATION

Tisno

PHASE

preliminary design

USE

tourism

SIZE

approx. 2.285 sqm

AUTHOR

Ivo Skelin

COLLABORATOR

Andre Castro Vasconcelos

CLIENT

Prima Marina d.o.o.

YEAR

2018

The curved house form follows the curve of the cove, it encompasses and includes the focal point of the space. Wide, horizontal strokes easily evoke heroic examples of modernistic, contemporary, uncompromising spatial interventions that are not weighed down by layers of tradition that is marked by masses, heaviness and introversion. Porches and terraces protect the house from the sun and draw the outside space into the house.



IČIĆI 1

LOCATION
Ičići, Opatija

PHASE
preliminary, main
and detailed design

USE
tourism; rental villa

SIZE
approx. 385 sqm

AUTHOR
Ivo Skelin

CLIENT
Relax Class
Villas d.o.o.

YEAR
2017

The overgrown plot, luckily separated from the road by high trees, is situated on a mild slope with views of Cres to the South and Rijeka to the East. The assignment, a luxury contemporary villa for sale, provided considerable design freedom. The first impression was that it is imperative to preserve as many trees as possible. The second impression was that two big advantages of the plot need to be accentuated; the beautiful structure of rocks and the stunning views. The result is a curved house form that circles around the trees, the ground floor that flows over the rocks and the master bedroom, with a terrace and a small pool, on the highest floor that opens up to the spectacular views.



HOUSE OF IMMORTELLE

LOCATION

Vira, Hvar Island

PHASE

preliminary design

USE

tourism; family farm / boutique hotel

SIZE

approx. 1.400 sqm

AUTHOR

Ivo Skelin

CLIENT

Class Villas Hvar d.o.o.

YEAR

2018

A single-storey house with a basement is being built on a 30,000 square meter plot in the untouched nature. Permitted square footage, 400 square meters of ground floor and 1,000 square meters of basement, made us design a house with multiple scenarios. The house can become a luxury villa, a boutique hotel or a family farm with multiple uses. As the views to the ground floor are unprotected, we decided to break down the visible ground floor into a number of smaller cubes and so make the house seem smaller. Light and air penetrate the basement through three completely sunk atriums. Olives, immortelle and lavender are being planted in an irregular organic pattern on the plot and they embrace the outdoor facilities so the inhabitants have the opportunity to melt with the nature completely.



OLIVE GARDEN

LOCATION

Stari Grad, Hvar Island

PHASE

preliminary design

USE

tourism; family farm
with accommodations

SIZE

approx. 700 sqm

AUTHOR

Ivo Skelin

CLIENT

Olive Garden d.o.o.

YEAR

2019

30,000 square meters of existing olive grove is sloping towards Stari Grad with views of the town and Starigradsko polje. The plot is criss-crossed by drystone walls whose irregular shapes create an archetypal setting. The design is trying to continue that pattern by setting the house into the ground and making its slanted walls melt into the surrounding drystone walls. Depending on the sun and the wind life unfolds either on the covered terrace on the ground floor or on the open roof terrace with the pool, either way the house is completely open to both Stari Grad and Starigradsko Polje.

