

Architecture BABIN

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SKALABABIN GRUPA – STUDIO BABIN D.O.O.
ZA ARHITEKTONSKO PROJEKTIRANJE

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About Us

Studio Babin d.o.o. is a strong combination of architecture and economics – our creative and driving core is made up of architect **Šime Babin** and BSc in economy **Vesna Skala.** We have more than three decades of experience in architectural design, design, and construction organization and management.
Our activities include:
• architectural design, interior design and project supervision
• organization and management of investment processes – from idea to realization
• mediation in the sale of specific real estate with high investment potential

We particularly cherish the **Mediterranean sensibility in architecture and design**, an area in which we have extensive knowledge and experience. In the past fifteen years, we have increasingly engaged in overall construction management, with an emphasis on high quality of execution and economic profitability.

As part of the **Skala Babin Group**, we have implemented a number of significant projects. One of the most prominent was **San Antonio** – a complex of 4 Mediterranean villas in Vodnjan (Istria) which already in 2010 aroused great interest among professionals, the media and the general public. They were recognized as **most beautiful houses in Croatia** according to the Haus Bau magazine.

Croatian Society of Architects publicly praised them on Croatian National TV as an excellent example of a combination of modern and traditional architecture.

On the basis of this success, we have developed a number of other projects, which have also been recognized in Croatia and abroad. We would like to especially highlight the **Award for the best individual construction project in London, which was received by the Zara villa in Zadar.**

Studio Babin d.o.o.
Director:
Šime Babin

Skala Babin Group
Procurator :
Vesna Skala,

From a drawing,



to a complete
project design...

and, finally, construction!





Villa Mediterranea

Drenje, Istria



Villa Mediterranea

Drenje, Istria

Vila Mediteranea is a villa that radiates a Mediterranean atmosphere. It is situated on a slope that runs steeply down towards the sea. It offers a beautiful, panoramic view of the sea and the island of Cres.

This vacation home is ideal for enjoying the sea, the sun, and the sounds and fragrances of the Mediterranean, and its architecture and amenities are such that perfectly complete the Mediterranean experience.



Villa Mediterranea

Drenje, Istria

The villa has all the necessary facilities and amenities, from signature interior design to spacious terraces, an outdoor BBQ grill, a large pool with a spillover, and an outdoor Jacuzzi hot tub. It also includes a large spa & wellness facility, a gym and an indoor sauna.

On the flat roof of the villa, there is a terrace built in the lounge bar style. It offers a magnificent view of the sea. The villa's owner is a private client from Zagreb.

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Kitchen



Living room,
with dining area



Villa Mediterranea

Interior

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2 Bedrooms





Bathroom



Villa Mediterranea

Interior

The Magical Forest

Tourist Resort of six small villas, type „Casetta”, central Istria



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The Magical Forest

Tourist Resort, Istria

The first thing that catches one's eye and attention in the Magical Forest Tourist Resort is the enchanting natural environment, where one wakes up to the twitter of the birds. When designing the villas, we paid particular attention to ensuring that they blend well with the natural environment. This is why we decided to build one-story buildings.

Each of the 6 villas, that operate within the resort includes, in addition to all other facilities and amenities, a spacious yard that extends over an area of 2000 square meters, ideal for spending enjoyable time outdoors.

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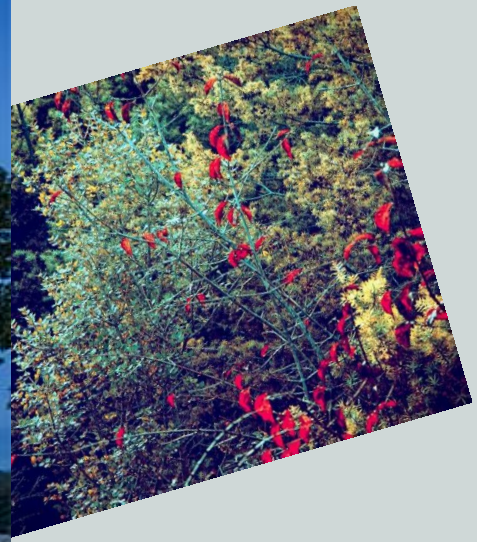

The Magical Forest

Tourist Resort, Istria
Villa Casetta, south facade



The Magical Forest

Tourist Resort, Istria
Villa Casetta, entrance





The Magical Forest

Tourist Resort, Istria

The project included six similarly designed villas, type Casetta either with two (115 m2) or with three bedrooms (135 m2). The villas are located in the beautiful centennial oak forest, hence the name: The Magical Forest.

The client was a private businessman from Istria.





The Magical Forest

Tourist Resort, Istria

The external terraces are spacious, paved with Istrian stone, and each is equipped with a BBQ grill and a large dining table, roofed over by a pergola. There are wine roads in the vicinity of the resort, as well as taverns that offer homemade food and beverages, which represents a distinct feature of central Istria, also called Green Istria. This region is ideal for enjoying the nature, good and healthy food, and sports activities.

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Living Room



Dining area



Outdoor equipment



The Magical Forest

Villa Casetta - interior



Kitchen



Bedroom



The Magical Forest

Villa Casetta - interior

Resort San Antonio, Istria

4 residential villas

„Most Beautiful Houses of Croatia”







Resort San Antonio

Villa Amelie

Villa Amelie is part of the San Antonio Project, which consists of 4 similarly designed villas located in Vodnjan. We have designed and built the villas according to our own vision, which is why this particular project is very special for us. When we saw the parcel, and the amazing view of the sea and the Brijuni Islands extending above the olive groves and vineyards, we fell in love with it at first sight. The location perfect for our villas. Yes!

One of the villas, Villa Amelie, has been included on the list of the Most Beautiful Houses in Croatia, according to the Haus Bau magazine.



Resort San Antonio

4 Villas: Amelie, Beatrice, Cecilia, Diana

The view of other villas from the garden of Villa Amelie.

Each villa has a nicely maintained yard, a pool and an outdoor BBQ grill, and selected Mediterranean plants growing in the garden. The idea behind this project was to combine the traditional and the modern, i.e. to combine stone masonry with a modern approach to designing buildings - spacious terraces and large glass walls combined with wood façade cladding on the north façades of the villas.

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Resort San Antonio

Villa Amelie, entrance

Villa Amelie, north façade, at dusk.

On the north side, where the cold bora blows, the villa is protected by stone drywalls and wood.
The wood, the stone, the palms and discreet lighting together create a wonderful atmosphere.





Resort San Antonio

Villa Amelie at night

We paid special attention to the lighting of the interior as well as the exterior. We took care that the lighting did not disturb the environment and the birds that visited us regularly, from swallows and ducks, to pheasants and peacocks.

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Pool, yard and little guests









Resort San Antonio

Villa Amelie, exterior

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Terrace and BBQ grill



View from above



Resort San Antonio

Villa Amelie, exterior

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Living room, dining space, kitchen





Living room

Resort San Antonio

Villa Amelie, interior

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Fireplace, fire and discreet lighting create a cozy atmosphere





Resort San Antonio

Villa Amelie, by night





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Bathroom, even the cat enjoys it









Resort San Antonio

Villa Amelie, interior

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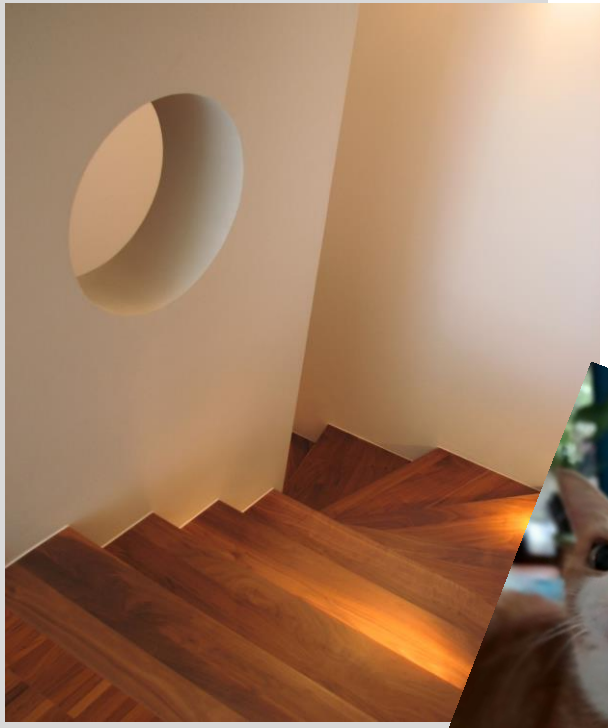
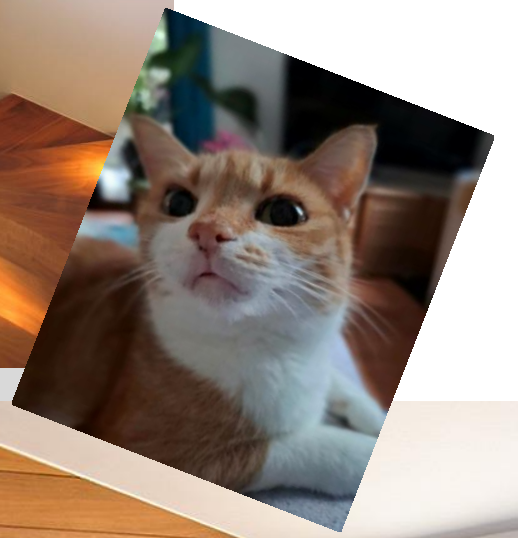
Detail of the Stairs and lighting







Detail of the Facade



Resort San Antonio

Villa Amelie, details



Villa Zara

Zadar, Dalmatia
European Property Award Winner – London



Villa Zara

Zadar, Dalmatia

This amazing villa is located by the sea, in the village of Kožino, near Zadar. The villa is situated in a rare and truly attractive location, in a well-kept village with complete infrastructure, a beach and a seafront walkway.

We received prestigious recognition for the Villa Zara design - the title of the European Property Award Winner, for the best design in Europe in the Individual Construction Category (2014).





Villa Zara

Zadar, Dalmatia

The West facing façade of the villa with a pedestrian path and a driveway.
The access to the garage is inconspicuous since the door to the garage and one part of the façade are covered with Fundermax façade elements. It is a quality wood substitute, which does not require maintenance.





Villa Zara

Zadar, Dalmatia

The north-western façade and the view of the sea and Ugljan Island, the nearby island.





Villa Zara

Zadar, Dalmatia

Stairway and façade details.
Home-prepared stone cladding was applied to the steps, while the wall bearing the stairway is covered with stone from Benkovac, known for its quality.

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Villa Zara

Zadar, Dalmatia

Visualisation versus finshed villa.

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Construction phase





Sea and beach

Villa Zara

Details...

Living room



Dining space



Bedroom



Villa Zara

Interior -visualizations

Villa MURI

Bern, Switzerland





Villa Muri

Bern, Switzerland



Villa Muri represents „our trip to the Alps“, to a small village near Bern called Muri. It was a challenge to work in an area which is new to us, which is why we eagerly embraced the project.

The villa was built for a member of the diplomatic community who lives in Bern.



Villa Muri

Bern, Switzerland

This luxury villa is situated in a location which runs subtly down towards the river.

We chose a modern design concept for this project, with accentuated horizontal forms and glass surfaces along the entire southern façade, as the villa offers a panoramic view of the Alps and the surrounding nature.



Villa Muri

Bern, Switzerland

The south-western façade with the entrance to the villa and the garage, and flower basins next to the entrance, and on terrain terraces. The concrete parts of the façade and the supporting walls, which enclose the greenery or flower beds, are covered in travertine stone.

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Villa Muri

Bern, Switzerland

The southern façade and a pool with a spillover, with one edge of the pool made from glass.
The villa also includes an indoor pool in the basement, along with a gym and spa & wellness facilities.
All other amenities of this luxuriously designed and equipped villa are located on its upper floors.



Villa Muri

Interior



VILLA ERNES,

complete reconstruction
Lovran, Opatija Riviera









Villa Ernes

Lovran, Opatija Riviera

Complete transformation - visualization of the reconstruction, and on the right a photo of the current state.









Villa Ernes

Lovran, Opatija Riviera

Luxury villa with panoramic views of the sea and the entire Kvarner Bay – visualization of Interior, and a photo of the current state - on the right...



Rita, family house

the island of Pag, central Dalmatia



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The villa *Rita* was named after the firstborn daughter...









Pinaza house

Malinska, Krk Island







Pinaza house

Malinska, Krk Island

Pinaza house was built in the modern architectural style. One part of the façade and the supporting walls are made from stone. Right next to the house, by the palm and pine trees, we have planted an olive tree, known in Istria and on the islands as a symbol that brings good fortune and ensures welfare to a family.



Pinaza house

Malinska, Krk Island

Pinaza house was designed for a young married couple, both entrepreneurs from Slovenia, who named the house using the initial letters of the names of their three daughters. Driven by the energy of this young family, we created their perfect vacation home. The villa is located in the tourist zone of Malinska.



Pinaza house

Malinska, Krk Island

Entrance to the house on the eastern side of the building. The house was built on a relatively small parcel, under 400 square meters in area. Despite that fact, we managed to build all facilities and amenities that the clients requested, along with 5 spacious bedrooms. The clients did not want a pool since the house is located at a distance of only 50 m from a maintained beach.

Margaret Hotel

Malinska, Krk Island









Margaret Hotel

Malinska, Krk Island (visulalisation and finished)

This family hotel with 23 guest rooms was built directly by the sea in Malinska. The client is an island family engaged in fishing, farming, hospitality, and tourism. We were amazed to learn about all the activities performed by this hard-working family.

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Margaret Hotel

Interior

Interior - after completion



Interior - Visualisations





Lena house

Holiday house , Pula, Istria







Lena house

Pula, Istria

The architectural concept of the villa is simple, yet sufficient for a comfortable holiday. This is a typical house for tourist rent , with 4 bedrooms and all other necessary amenities.

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Lena house

Pula, Istria

Palm trees and olive trees in the yard are always a good choice.







Lena house

Pula, Istria

Holiday house, dinning room.

Projects in progress



2 villas in Buje
San Sebastian, Istria







2 villas for tourist rental purposes



Projects in progress

2 villas, San Sebastian
Buje, northern Istria



2 villas for tourist rental purposes





Projects in progress

2 villas, San Sebastian
Buje, Northern Istria



Reconstruction

Fažana, southern Istria

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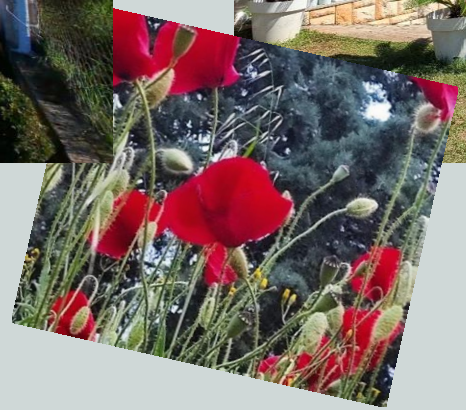
Before the reconstruction



After the reconstruction





Reconstrution

Fažana, south Istria





Reconstruction, Fažana

This is an example of the successful reconstruction of a family house built in the 80s of the last century in Fažana, an attractive tourist destination in Istria, opposite the Brijuni Islands.



VILLA ALBA

Opatija, final works

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Almost completed





Final works,

Villa Alba, Opatija, the interior just needs to be completed

Almost complited



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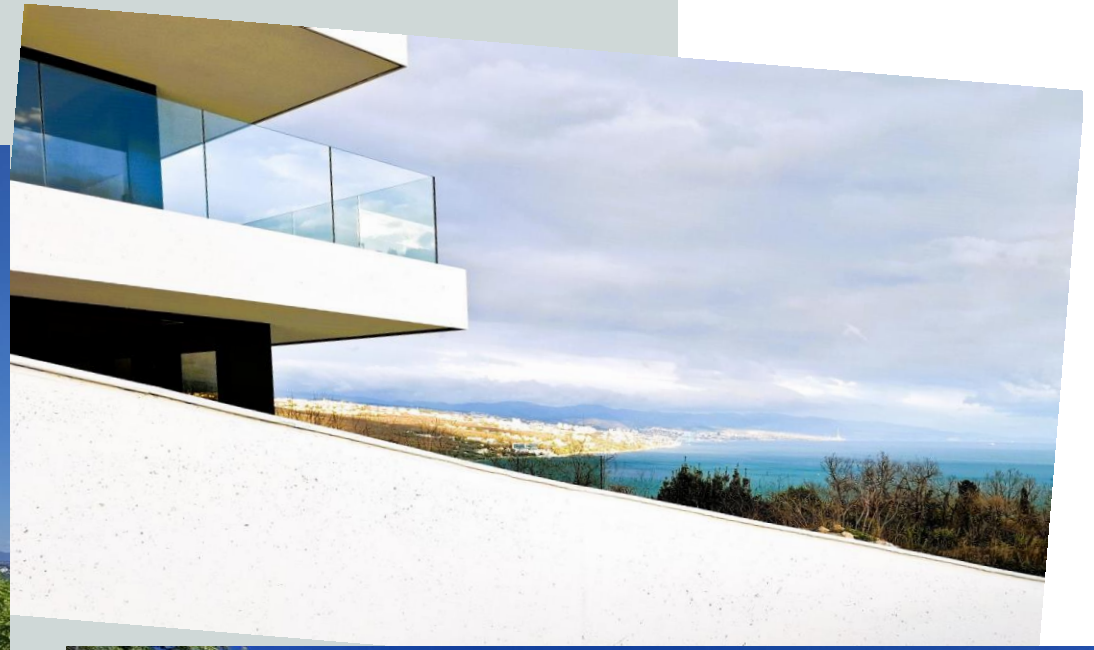
Final works

Villa Alba, Opatija



2. floor, final works...



View of the Kvarner Bay



Projects under construction

Villa Benussi – Majmajola, Istria







Projects under construction
Villa Benussi, Majmajola

At the very beginning, a hand-drawn sketch





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Interior design









Projects under construction
Villa Benussi, Majmajola, Istria

Projects in Progress

Casa Krsete - Umag, Istria



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Projects in Progress

Casa Krsete – Umag, Istria

Projects in Progress

Villa Ravni, Istria









Projects in Progress

Vila Ravni, Istria



Projects under construction

Family house – Icici, near Opatija



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Family house, Icici, near Opatija - Perspectives









Projects in Progress

Residential and commercial building, Fazana, Istria



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Projects in Progress

Residential and comercijal building
with 20 apartments, in the centar of Fazana,
Istria, with a view of the sea and the Brijuni
Islands.

Projects under construction

Tourist building - Jadranovo, northern Dalmatia



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Tourist building, Jadranovo,
currently under construction

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Tourist building, Jadranovo: restoran and wellness





Projects in Progress

Residential complex Viškovo - Rijeka









Projects in Progress

Residential complex,
Viškovo - Rijeka



Projects under construction

2 villas, Vodnjan, southern Istria

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2 villas designed for the purpose of tourist rental



North-western facade and view from above



Projects under construction

2 modern villas, for two friends
Vodnjan, southern Istria

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Projects under construction

Crnci, nothern Istria, reconstruction and exstension





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Eastern facade,
visualization





Projects under construction

Crnci, northern Istria
Reconstruction and exstension

Western facade.
visualization



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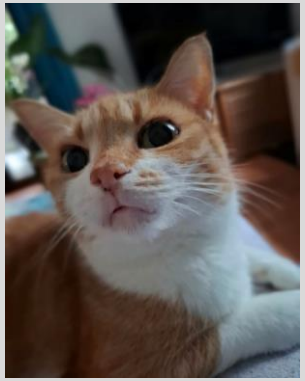
Western facade, as-built









Projects under construction

Crnci, northern Istria

Reconstruction of the old part of the house

Projects in Progress

Small villa LiLu, Dignano, southern Istria









Projects in Progress

Small vila, LiLu Dignano,
Southern Istria





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