



## ***Interview with Architect – Mr. Slaven Cetina***

### ***VIDEO #1***

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#### ***Where does the stone for the walls of Fameya villas come from?***

This is the stone from the local surroundings, and it has its memory texture, structure, dimension and significance. For instance, dry stone walls are typical for Istria. Dry stone walls have been built for centuries and have remained here as abutments. They have been built by the stones from the field.

The fields were being cleared of the stones and those stones were placed on the borders. This is how dry stone walls were created. These dry stone walls are couple of centuries old. Some are even thousand years old in certain zones. And they are a document of ownership.

But eventually they have also become an element of the identity and the surroundings. This dry stone wall that we have recreated in a certain way is just a chafe on the existing walls.

This built wall, in fact a stone wall is without mortar, without concrete. Only this material is facing the exterior.

#### ***Which materials were used for the construction of Fameya villas?***

This is one of the building elements, like stone, that has been used in construction of this closed settlement, which in today's time is being built with the material that are currently on the market, meaning brick, stone, and isolation, because the condition was to fulfill certain technical requirements. Primarily urban and technical requirements.

These technical requirements provide quality, because in fact these houses are basically built out of brick, which is a material with very good properties, overlaid with stone. This "sandwich" gives the façade its durability, façade being the protective element of the building, as well as a durable element which needs no reconstruction.



It is a protective coat that can last up to a hundred years. There was even some discussion if these protective coats should be used at all, should they be daubed. In this case we have decided upon using both the stone coating and daub so there would be a balance between daub and stone in the space itself and by that creating an ambient, like today's for instance, which is contemporary, but on the other hand, carries certain traditional elements or forms.

Now the question is: what is the balance of the tradition and the emphasis on it in comparison to what is considered modern by today's standards?

### ***What's the ambience of Fameya villas location like?***

The important characteristic of this ambient is that this is the ambient into which people can reside, come and leave and be in the ambient which is in fact a satellite to nature, because it is surrounded by the greenery, which is completely shielded from noise, meaning there is no urban noise.

It is located in such an ecologically clean zone due to the airflow and the weather conditions. We can see the confrontation of two different airflows, on one hand we have the sea air that can be felt in the ground floor or the terraces, and on the other we have the mountain air which comes from the direction of Slovenian Alps and Gorski Kotor.

And it is that purity of air, purity of the ambience and insured quietness that creates a soothing atmosphere, where a man can find absolute tranquility.

### ***What is the concept of Fameya villas?***

The original concept was to go houses with their own driveways and private gardens so they would essentially be separate entities, while in fact creating a larger entity, a closed entity, which has been envisaged to live, function and be organized as such.

Meaning, you can come inside but not everybody can come inside. This presents a security feature that cannot be provided in other settlements or for instance in old city centers. Security is very important today.



This space is enclosed partly by an autochthonous wall and partly by a reconstructed wall so there is a possibility of imposing house rules or a regime for the whole settlement and not just for a single property.

And by my opinion this feature is a necessity these days. Are there many such enclosed systems. There are some. As far as I know there is around ten of them. This is the trend lately, to fence and to enclose in closed entities where there are defined terms of residing because the people who come here are usually from the urban centers and they desire to be in a place where they can find peace and rest.

An area where in the duration of few short days where they can accumulate energy and so called life force so that they can endure stressful situations that surround us.

## **VIDEO #2**

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### ***How Can Fameya Villas Help You to Relieve Stress?***

Stress today is a horrible disease that we do not acknowledge and which we can't perceive. More or less the majority of people are under stress and here they experience a shock because this peace and quiet has an effect on a person in such a way that psychologically he starts behaving differently. In my opinion this is very important so that we can survive in this lifestyle of rapid urbanization.

### ***How Far From Fameya Villas Is The Beach?***

By the way, everything is so close. Pula... What does close mean? In the West, people travel 100km to workplace and here a person can choose between hundreds of beaches in the 10km radius and not one.

This is not a concept of having a beach house. This is concept of having that you are inland and that you can choose a beach. For instance, Rovinj is close, Preč, Labin. Opatija is close. You need 45 minutes to get to Opatija.



# Fameya

*Luxury Mediterranean Villas*



IN THE HEART OF THE MEDITERRANEAN

Yes. In one hour you can get to Opatija. So you can choose different ambiances, different surroundings. You can, for instance, go to the old cities or you can go to the coastline, depending on your lifestyle.

In this region you can find hunting grounds, and there are areas for the summer, like beaches and so on.

## ***Can I Play Golf Near Fameya Villas?***

You can also find golf courses that are being planned. In the Istria region, person can really choose a whole variety of activities by his own discretion and personal wishes.

*As I have heard, there are a lot of golf courses being planned.*

There are a lot of golf courses being planned and the question is: Where will these people be settled?

## ***Where Are Fameya Villas Located?***

As it was once important to have the house 3 meters from the shore, and then it was realized that these houses would have to endure the harsh conditions caused by the southern winds and other climate conditions.

In some parts of the year it is difficult to inhabit these houses. Here we can see that it is positioned a bit inland and what is the advantage in this situation is that there is a railroad going close by which people tend to ignore, in a scene that the railroad is nonexistent anymore because everybody owns a car, but it is passing just couple of kilometers away from here.

On the other hand, there is a really good connection with the traffic routes, because you can reach highway in a matter of minutes. As soon as you are on highway you can reach Slovenia, Italy and Germany quite easily.

Towards Rijeka as well. You have a potential to move quite quickly from here. And it's all in one hour time radius. Life domain of this area is all one hour away. In an hour you can reach Rijeka.



In an hour you can reach Koper. In an hour you can even reach Trieste. In twenty minutes you are in Pula. So there is a potential for very quick movement. This potential can be used for a variety of different events, like cultural events.

### ***What Can I Do in Istria?***

For instance, the Arena (Roman Amphitheatre), which is used during the summer months, hosts a lot of cultural programs. *There are numerous events going on in Pula. It hosts a very famous international film festival.* Yes. You also have Brioni. You will be first here in 20 minutes in Fažana.

The Brioni Isles offer an experience for everyone that could visit Brioni during the summer. Today it is possible for everyone. There are numerous sacred sights. For instance, in this part of Istra there is over a thousand sacred sights or remnants of sacred sights.

Specifically in Vodnjan, in the Church of Holy Blaž, you can find remains of more than 200 mummies and holy bodies. This sight is very interesting to visit and see because it possesses a supernatural dimension.

During the plague, between the sixteenth and the seventeenth century, this entire region, when Istria was swept by plague, people from Vodnjan were untouched. That was a phenomenon. People survived there.

Any way you look at it, this area is area of peace, area of integument and which allows people to be by themselves, unburdened by other influences, such as noise and other similar unpleasantness.

In this I see the value of the complete building process and the final product that will come to be on this place.

### ***How Well is the Fameya villas Incorporated Into The Village Čabruniči?***

*This settlement is very well incorporated in the Čabruniči village.* It is urbanely added. It has its own life. It is not inside but it is next to it.



**Fameya**  
*Luxury Mediterranean Villas*

IN THE HEART OF THE MEDITERRANEAN

*The train station is 5 minutes away by foot.*

*And this Čabruniči village, how old is this village?*

These kinds of settlements are couple of centuries old and more. Depends. These areas have attracted even the Romans. The arena (Roman Amphitheatre) was not accidentally built in Pula.

There needed to be a developed economy to be able to build such a complex. It's not just the arena. There are numerous Roman villas.

That means that two thousand years ago people already knew to live, enjoy and work here.

### **VIDEO #3**

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#### ***What is the region where Fameya villas are located known for?***

*This part of Istria is known by the olive oil.* This part of Istra is special because of the climate and its uniqueness.

It conditioned the growth of certain kind of olive trees which provide olives that give high quality olive oil. Young people that started growing olives have had extraordinary results. They grow olives that are three to four hundred years old.

They have taken this from their grandparents and started applying modern techniques, tried applying ancient techniques and from all of these they have achieved high quality results. We are may be in the top ten in the world.

This is a good sign. There are also numerous hunting grounds, if people hunt for hobby, where mostly small game can be found. The ecological requirements have become stricter. The balance between the man and nature is very important today.

This is on the nature's edge, so the person that lives here is urbanelly protected but he is on the nature's edge and he feels the nature.

Because it is questionable how would an urban man manage in the nature. Mountaineers, hunters may be, but... (laugh).



*I remember, during the summer, when the temperatures were extremely high in Pula, but here, the wind was constantly blowing so I didn't have the sense of heat.*

### ***Can These Microclimatic Conditions Help healing ones Pulmonary problems?***

Yes! These microclimatic conditions are very favorable. These microclimatic conditions are very favorable for asthmatics and people with breathing difficulties.

Fifty, sixty, seventy years ago, people with certain breathing diseases, like asthma were recommended to come and live in these areas. This is all due to the quality of air.

Today we tend to neglect the air quality because we have it and we are just not aware of it. There are many different kinds of pollution present today. In this area, for instance, the pollution is minimal.

It is simply not present. There is not even traffic which would pollute the area, because the traffic is flowing more than a kilometer away.

This is close enough for one to reach the traffic quickly and yet not to be jeopardized by the exhaust gases the traffic produces. *Interesting...*

### ***What about the Construction Progress of Fameya Villa?***

*Let's talk more about the progress of the construction.* All the constructions have been finished, meaning that the houses have all been covered and closed. The first phase of the raw construction is completed.

We are rapidly moving towards finishing works. In the phase of finishing works, it is very important to use ambient and indigenous materials, and the tones that are being used are ambient and indigenous as well.

That means that the colors are the reflection of the ambient. The materials being used are: wood, daub and stone. These are the natural materials.



Concerning the structures, they possess very good thermal characteristics, so the heating or the cooling of the structures will be easier to sustain. *It is well isolated.* The air-conditioner units have been planned, but may be they wouldn't have to be used.

### ***What about the Heating of Fameya Villas?***

Heating will also be conducted through air-conditioner units, but we will offer the possibility of central heating, if someone opts for it.

We will provide the possibility for gas and oil heating as well. *All these options?* All these upgrade options are possible. The gas network is being built through Istra, for the gas coming underneath the sea. This is high quality gas. This network is being built intensively for two to three years and it will cover a wide area and it will be possible to use this gas.

*But as I understood earlier, the air-conditioning unit is enough for heating?*

The air-conditioning unit is enough. For example, it is February, it is very cold here, 8 degrees (laugh). There is some ice around. *There was snow.* There was some 30 cm of snow which made movement difficult, because the people are not used to moving in snow.

But the heat is not so intensive, precisely because of the green belt. The surrounding nature is absorbing the heat, which is not like the heat in the urban areas where there is asphalt and concrete, where there indirect heat sources.

### ***What about the agricultural land?***

All this area is surrounded by the agricultural land, where no construction is being planned. This is the main attribute is that it's on the border with the nature. Today the locations that are bordering nature are very important.

According to urban planning there is some construction will take place. This construction of family units is of the highest quality on the market. This isn't just ordinary housing. These aren't the projects in the urban centers. Projects have their advantages because of the traffic, because of their proximity to the center and so on. But here, on the border with the nature, which lives for itself and which will outlive all of us, and the cultivated agricultural lands create a unique climate and ambiance.