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### HOTEL PRISHTINA

Faton Spahiu

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FACULTY FOR ARCHITECTURE AND SPATIAL PLANNING

**BACHELOR THESIS**

**HOTEL PRISHTINA**

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Prepared for the degree “Bachelor of Architecture and Spatial Planning”

Supervisor: Cand.Dr.Binak Beqaj

Submitted to: University for Businnes and Technology

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## 1.0 Profile of Hotel Industry

### 1.1 Definition

A **hotel** is an establishment that provides paid lodging on a short-term basis.

The provision of basic accommodation, in times past, consisting only of a room with a bed, a cupboard, a small table and a washstand has largely been replaced by rooms with modern facilities, including en-suite bathrooms and air conditioning or climate control. Additional common features found in hotel rooms are a telephone, an alarm clock, a television, a safe, a mini-bar with snack foods and drinks, and facilities for making tea and coffee. Luxury features include bathrobes and slippers, a pillow menu, twin-sink vanities, and jacuzzi bathtubs. Larger hotels may provide additional guest facilities such as a restaurant, swimming pool, fitness center, business center, childcare, conference facilities and social function services.

The word hotel is derived from the French hôtel (coming from hôte meaning host), which referred to a French version of a townhouse or any other building seeing frequent visitors, rather than a place offering accommodation.

## 1.2 Types of hotels

The precise definition of what constitutes a hotel and conditions for hotel registration and grading are set out in more than one hundred classification systems worldwide operated by governmental or representative agencies.

Systems of classification vary both in the range of categories and method of designation (letters, figures, stars, crowns and other symbols )

### 1. Based on location

**City center:** Generally located in the heart of city within a short distance from business center, Shopping arcade. Rates are normally high due to their location advantages. They have high traffic on weekdays and the occupancy is generally high.

**Motels:** They are located primarily on highways, they provide lodging to highway Travelers and also provide ample parking space. The length of stay is usually Overnight.

**Suburban hotels:** They are located in suburban areas, it generally have high traffic on weekend. It is ideal for budget travelers. In this type of hotel rates are moderately low.

**Airport hotels:** These hotels are set up near by the airport. They have transit guest who stay over between flights.

**Resort hotels:** They are also termed as health resort or beach hill resort and so depending on their position and location. They cater a person who wants to relax, enjoy themselves at hill station. Most resort work to full capacity during peak season. Sales and revenue fluctuate from season to season.

**Floating hotels:** As name implies these hotels are established on luxury liners or ship. It is located on river, sea or big lakes. In cruise ships, rooms are generally small and all furniture is fixed down. It has long stay guest.

**Boatels:** A house boat hotels is referred as boatels.

**Rotels:** These novel variants are hotel on wheel. Our very own "palace on wheels" and "Deccan Odessey" are trains providing a luxurious hotel atmosphere. Their interior is done like hotel room. They are normally used by small group of travelers.

## 2. Based on Size of Property

**Small hotel:** hotel with 100 rooms and less may be termed as small hotels.

**Medium sized hotel:** hotel which has 100-300 rooms is known as medium sized hotel.

**Large hotels:** hotel which have more than 300 rooms are termed as large hotels.

**Mega hotels:** are those hotels with more than 1000 rooms.

**Chain hotels:** these are the group that have hotels in many number of location in India and international venues.

## 3. Based on the Level of Service

**Economy/ Budget hotels:** These hotels meet the basic need of the guest by providing comfortable and clean room for a comfortable stay.

**Mid market hotels:** It is suite hotel that offers small living room with appropriate furniture and small bed room with king sized bed.

**Luxury hotels:** These offer world class service providing restaurant and lounges, concierge service, meeting rooms, dining facilities. Bath linen is provided to the guest and is replaced accordingly. These guest rooms contains furnishing, artwork etc. prime market for these hotels are celebrities, business executives and high ranking political figures. Example: Hyatt Regency, New Delhi.

## 3. Based on the Length of Stay

**Transient Hotel:** These are the hotel where guest stays for a day or even less, they are usually five star hotels. The occupancy rate is usually very high. These hotels are situated near airport.

**Residential hotels:** These are the hotel where guest can stay for a minimum period of one month and up to a year. The rent can be paid on monthly or quarterly basis. They provide sitting room, bed room and kitchenette.

**Semi residential hotels:** These hotels incorporate features of both transient and residential hotel.

## 5. Based on Theme

Depending on theme hotel may be classified into Heritage hotels, Ecotels, Boutique hotels and Spas.

**Heritage hotel:** In this hotel a guest is graciously welcomed, offered room that have their own history, serve traditional cuisine and are entertained by folk artist. These hotels put their best efforts to give the glimpse of their region.

**Ecotels :** these are environment friendly hotels these hotel use eco friendly items in the room. Example: Orchid Mumbai is Asia first and most popular five star ecotel.

**Boutique hotels:** This hotel provides exceptional accommodation, furniture in a themed and stylish manner and caters to corporate travelers. Example: In India the park Bangalore is a boutique hotel.

**Spas:** is a resort which provide therapeutic bath and massage along with other features of luxury hotels in India Ananda spa in Himalaya are the most popular Spa.

## 6. Based on Target Market

**Commercial hotel:** They are situated in the heart of the city in busy commercial areas so as to get good and high business. They cater mostly businessmen.

**Convention hotels:** These hotels have large convention complex and cater to people attending a convention, conference

**Resort hotels:** These leisure hotels are mainly for vacationers who want to relax and enjoy with their family. The occupancy varies as per season. The atmosphere is more relaxed. These are spread out in vast areas so many resorts have solar powered carts for the transport of guest.

**Suite hotels:** These hotel offer rooms that may include compact kitchenette. They cater to people who are relocating act as like lawyers, executives who are away from home for a long business stay.

**Casino hotels:** Hotel with predominantly gambling facilities comes under this category, they have guest room and food and operation too. These hotels tend to cater leisure and vacation travelers. Gambling activities at some casino hotels operate 24 hours a day and 365 days a year.



### 1.3 Types of accommodation used

Hotels are not the only types of accommodation used by tourists, travelers and temporary visitors. In Europe some 75 per cent of all domestic tourists – people travelling or taking vacations in their own countries – stay with friends and relatives, use camp, caravan sites or rent houses and apartments. In many resorts areas a high proportion of visitors own second homes, condominium or time – shared properties.

Business travellers and foreign tourists represent a significant part of hotel usage as illustrated by the statistics for the Europe. Fig 1.1 and Fig 1.2.

The *World Tourism Organization* groups accommodation in two main categories :

- *Hotels and similar establishments.*
- *Supplementary accommodation* including rented houses, apartments, camping and caravan sites, hostels and convalescent homes.

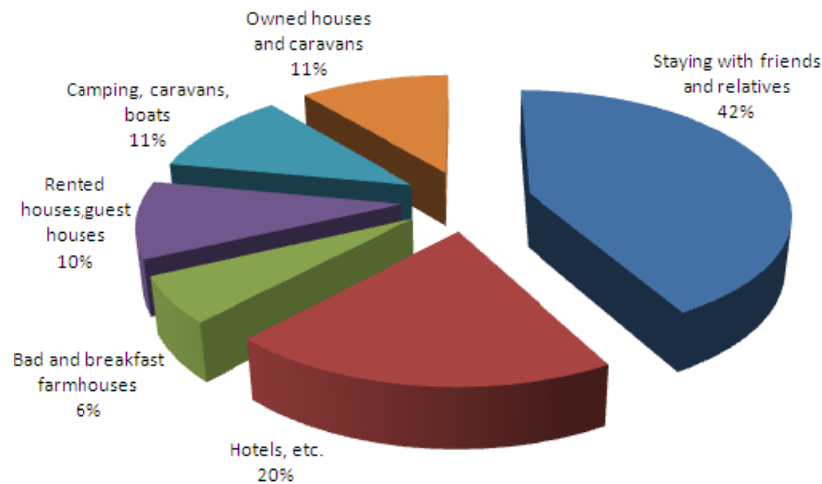


Figure 1.1 Europe domestic tourist 2000: accommodation used

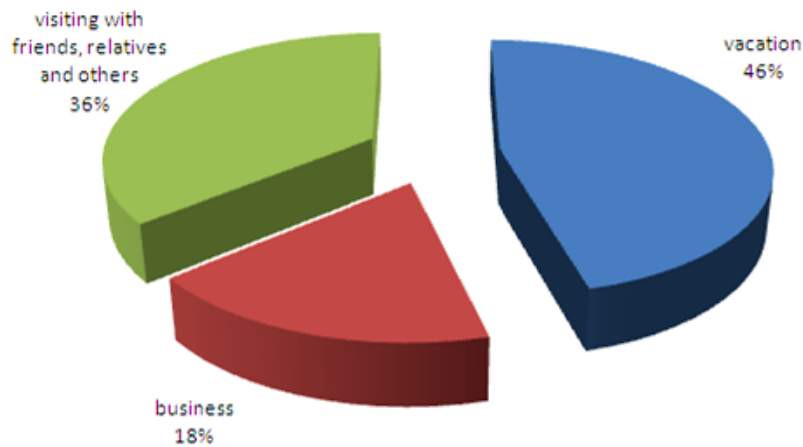


Figure 1.2 Europe domestic tourist 2000: visit by purpose

## 2.0 Planing accommodation building

### 2.1 Types of room

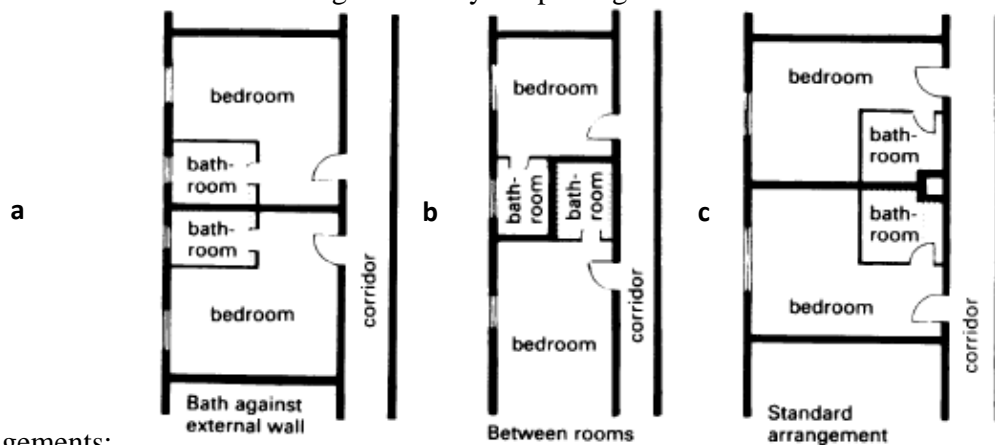
The ratio of singles to doubles will be decided by the client depending on expected use. Most of the hotels have 100 per cent doubles, but some hotels for business executives require many singles. Communicating doors between rooms maximize flexibility as suites can be formed; but fit two lockable doors in each wall for sound insulation. Ease planning problems at corners of blocks by having suites with a common lobby for two or more rooms. Five percent of rooms must be suitable for wheelchair users. This includes providing a much larger bathroom so that there is room to turn inside it in a wheelchair and transfer to the WC.



Fig 2.2 General types of rooms

### 2.2 Room arrangement

Rooms must be designed and furnished to facilitate access, cleaning, making up and servicing. The shape and to some extent the size will be governed by the placing of the bathroom. There are three

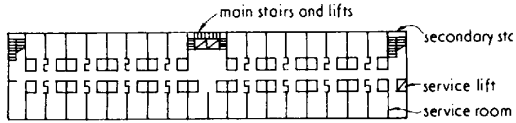


common arrangements:

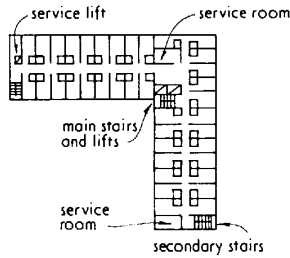
Fig. 3.1 Generic plan arrangements; a) Bathrooms on external walls; b) Bathrooms between bedrooms; c) Internal bathrooms

In the table below is shown different types arrangements of rooms in block.

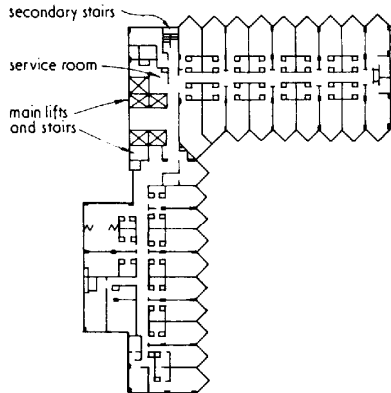
36.8 Generic block plan forms:



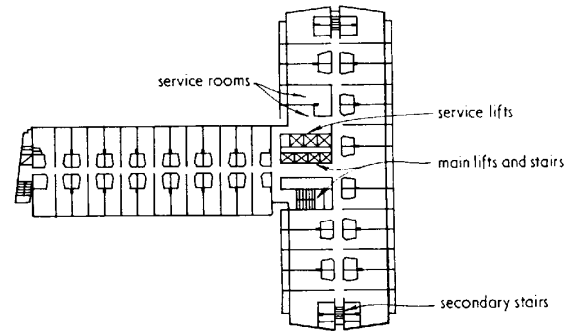
a Linear room arrangement;



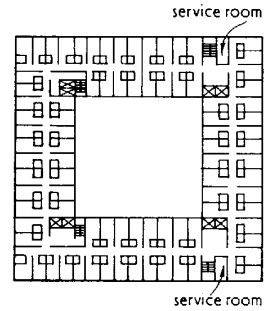
b L-shaped room arrangement;



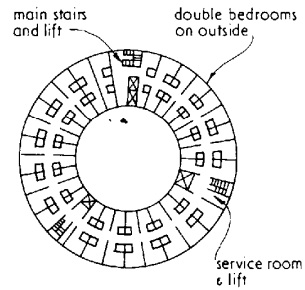
c A US example of L-shape at Chicopee Motor Inn;



d T-shaped arrangement at Royal Garden Hotel, London;



e Rooms around a square court;



f Rooms around a circular court at Ariel Hotel, Heathrow

### 3.0 Hotels statistics in Kosova

Based on data which has the Ministry of Trade and Industry (MTI) Department of Tourism, and the Statistical Office of Kosovo (SOK), show that in all Kosovo municipalities hotel activity is practiced by 163 licensed hotels with 2464 total rooms.

The region that have most of hotels is Prishtina like it shown in table below.

Pristina (54), Ferizaj (26), Prizren (9), Gjlani (12), Peja (27), Mitrovica (11) and Gjakova (8)

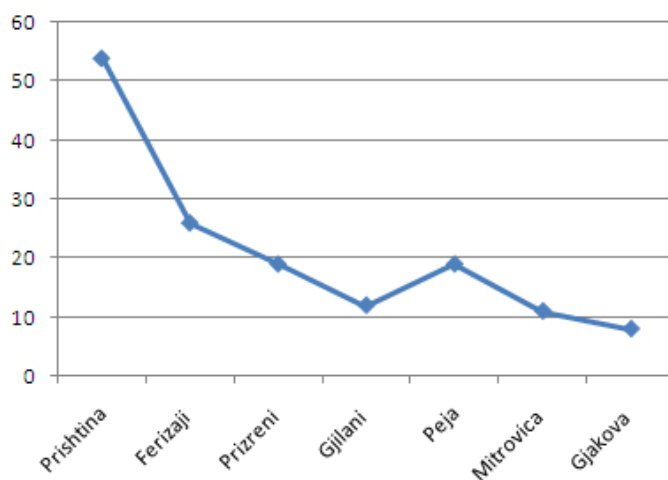
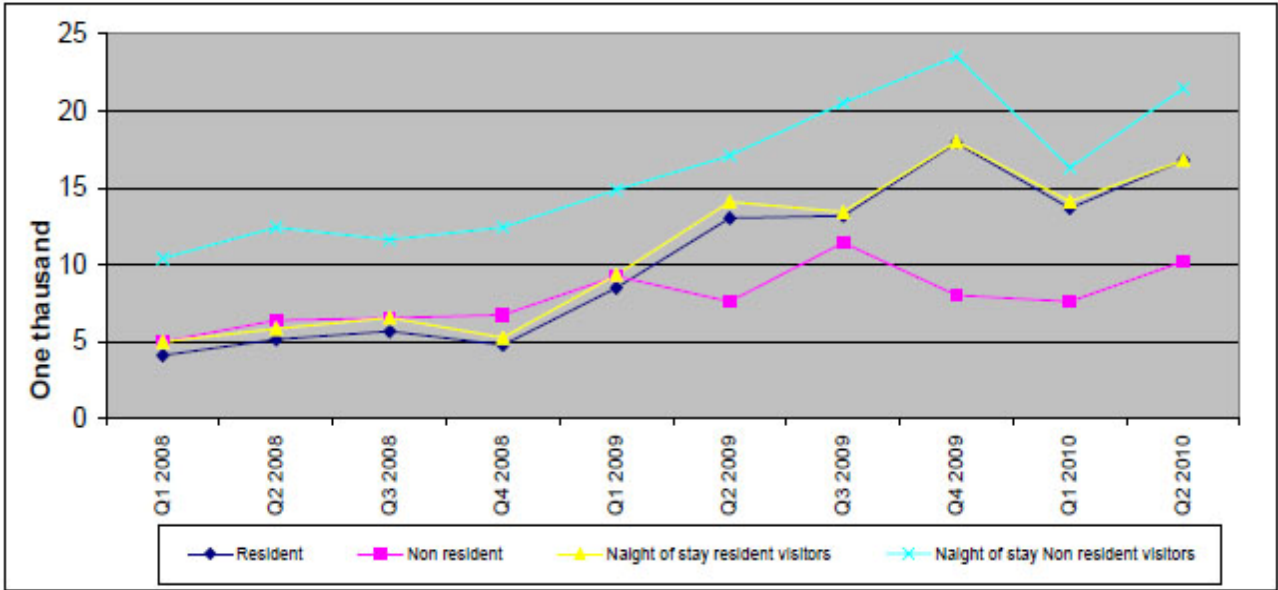


Table 1. Nr. of hotels in Kosova

In table 2 is presented total number of visitors – resident and non resident as well as their nights of stay in 2008 and 2009. The number of resident visitors in 2009 increased by 167.5% compared with 2008, while the number of nights stays increased by 47.5% compared with 2008.

Period	Number of visitors		Nights of stay	
	Resident	Non resident	Resident	Non resident
2008	19,678	24,616	22,602	46,910
2009	52,631	36,318	54,876	76,042

Table 2. Nr of visitors

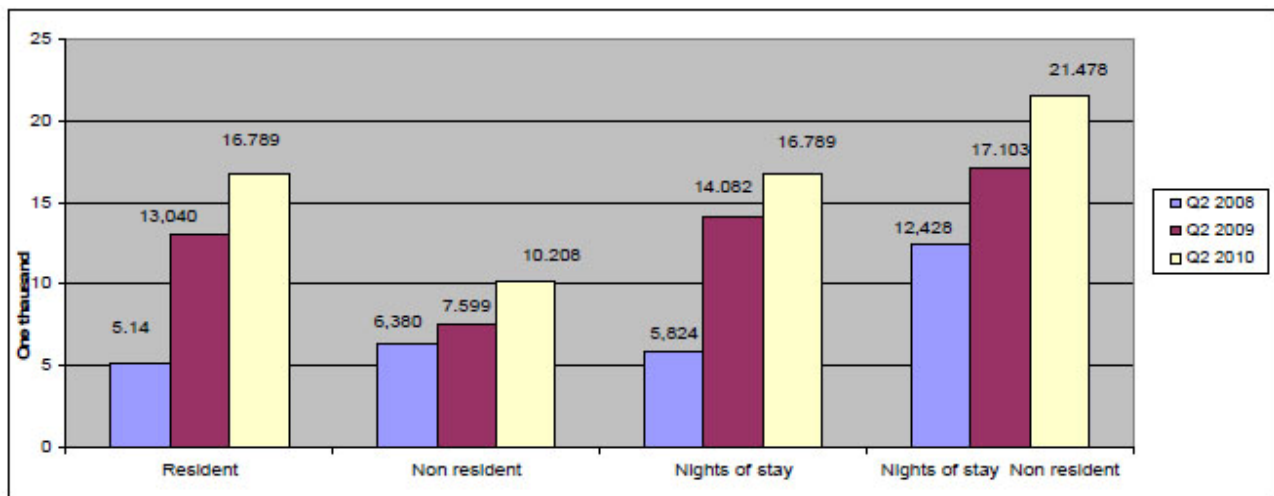


**Graph 1. Movements (trends) of visitors (resident and non resident) and the nights of stay for period Q1/2008 – Q2/2010**

Table 2a presents the number of visitors in Q2 2008 to Q2 2010.

During Q1 2010 the number of visitors was 26.997 of whom 62% (16.789) resident visitors with 16.789 nights of stay, and 38 % (10.208) non resident visitors with 21.478 nights of stay. Compared with Q2 of 2009, it is noted an increase in the number of resident visitors from 5.137 visitors. While there is a decrease in the number of non resident visitors for 2.609 compared to Q2 of 2009.

**Graph 2a. Number of visitors (resident and non resident) and nights of stay during Q2 2010 compared with Q2 2009 and Q2 2008**



## 4.0 Hotel Prishtina

### 4.1 Architectural description of project

Hotel Prishtina offer modern and unique architectural concept of new buildings.

The Hotel Prishtina is 17 m higher with 3770 square meters and with four stories. It is located in neighborhood Dardania .

It has 46 rooms, 8 single room , 30 double room, 4 apartments and 3 rooms for disabled people.

Building has 4 stories and the basement is 15,40 meters wide with 40 meters long. The square meters in all floors is not changeable so every floor has 628 square meter.

In the basement floor is located storage, installation and laundry area in one side and in the other side it is part of administration buffet and wardrobe room. In the entrance of ground floor is located the reception area, lobby and waiting area , in other part of floor is located bar and restaurant. In the first floor 30 % of space is for administration part of the hotel which it connected from divided stairs from the ground floor. The other part are located accommodation .

In the second floor are located single rooms, double rooms and a room for disabled people.

In third and fourth floor continues typical floor which are located in all area rooms.

## 4.2 Building form, materials and construction

The object shape is combination of the clear cube and covered by the curved triangle .The curved part of the shape that cover the cube in the entrance of building gives a very good impression and also it used like covers for cars and people who enter in the hotel.

Structure of the object is skeleton system with dimension of columns 40x30 cm.The roof construction is a flat roof with gravel on top .

The covered part of the cube shape is made by reinforced concrete and the cube is covered by glass facade.

Interior wall – acoustic insulation and gypsum wall board

Floor of rooms – parquet

Floor of loby, restaurant and corridors – marble

Stairs – pure concrete

Room doors – wood

## 4.3 Building site

Location of object “Hotel Prishtina” is located in in south part of Dardania neighborhood with space of land about 5000 square meter.

In the existing location exist a hotel which is adapt in building of administration of Prishtina heating , so it poor from functionality and design.In the front of the site is highway Prishtina-Skopje which makes a very good position for the hotel. 700 meters in northwest of site plan is located a bigger circle in Balkan which is a connection Prishtina with other capitals in the region. 15 minutes to the airport and 4 minutes to the centre makes a Hotel Prishtina one of best location for hotel in Prishtina .Across the highway is located the offices of the Security Forces of the Kosova.In the northwest is located a “Termokos” company for heating in Prishtina, in northeast is located a primary school.The site plan has two street one is highway that we mention and the other in backside of the object, which we use in location entrance for staff and the technical needs for the hotel.

In the site plan are located three parking lots two for guest which are on the sides of the object and one for the staff of Hotel.

#### 4.4 Project briefing

<b>BASAMENT</b>	<b>m<sup>2</sup></b>
Corridor	116
Installation	25.6
Maintenance	25.6
Storage	41
Cold storage	9.5
Maid room	21
Male wardrobe	36
Female wardrobe	35
Toilets	25.6
Laundry area	79
Staff kitchen	25
Staff buffet	103

**TOTAL AREA NETO 542 m<sup>2</sup>**  
**TOTAL AREA BRUTO 628 m<sup>2</sup>**

<b>GROUND FLOOR</b>	<b>m<sup>2</sup></b>
Lobby	100.2
Reception	30
Waiting area	38.7
Reception desk	17.3
Guest toilet	10
Restaurant	196.4
Bar	49
Storage kitchen	9.2
Main kitchen	41.2
Toilets	26

**TOTAL AREA NETO 518 m<sup>2</sup>**

<b>FIRST FLOOR</b>	<b>m<sup>2</sup></b>
Director office	25
Office 1	8
Office 2	8
Office 3	20
Office 4	11
Office 5	8
Admin. toilets	7
Double room	213.6
Single room	41.2
Maid room	32
Corridor	113

**TOTAL AREA NETO 478 m<sup>2</sup>**

<b>SECOND FLOOR</b>	<b>m<sup>2</sup></b>
Corridor	120
Double room	267
Single room	41.2
Handicap room	38
Maid room	32

**TOTAL AREA NETO 498 m<sup>2</sup>**

<b>3-4 TH FLOOR</b>	<b>m<sup>2</sup></b>
Corridor	110
Handicap room	38
Common guest room	26.4
Apartament	124.6
Double room	160.2
Single room	41.2
Maid room	32

**TOTAL AREA NETO 532 m<sup>2</sup>**



## 6.0 Conclusion

Hotel Prishtina has modern and unique architectural concept of now buildings.

Being optimistic about the future and trying to create a new area for new generations ,in my point of view Prishtina needs new beautiful, modern and longstanding buildings.Kosova like a new born contry will be visited by tourists for its historical issues and as one of the modern countries.

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