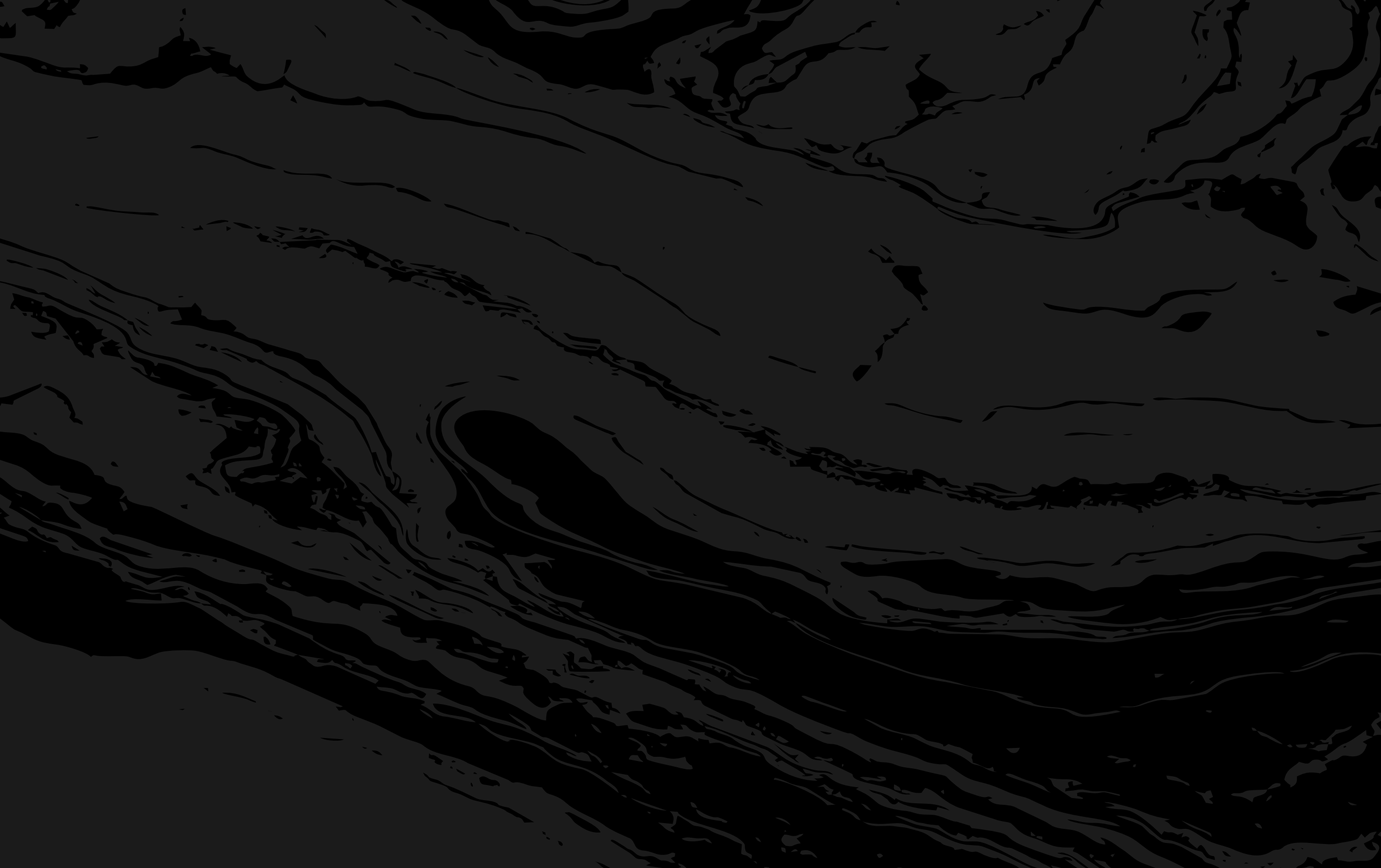


Ban Residence

Quiet, by design

by **MINOTTI**COLLEZIONI



Ban Residence

by **MINOTTICOLLEZIONI**

Quiet, by design

Design by





PRESENCE

Presence without display

This is a residence shaped by proportion, light, and discretion.

A place of lasting value, designed for those who prefer clarity over excess.

PHILOSOPHY

Luxury is not excess. It is measure.

In space, in light, in privacy, and in the calm
that remains long after first impression.

Ban Residence

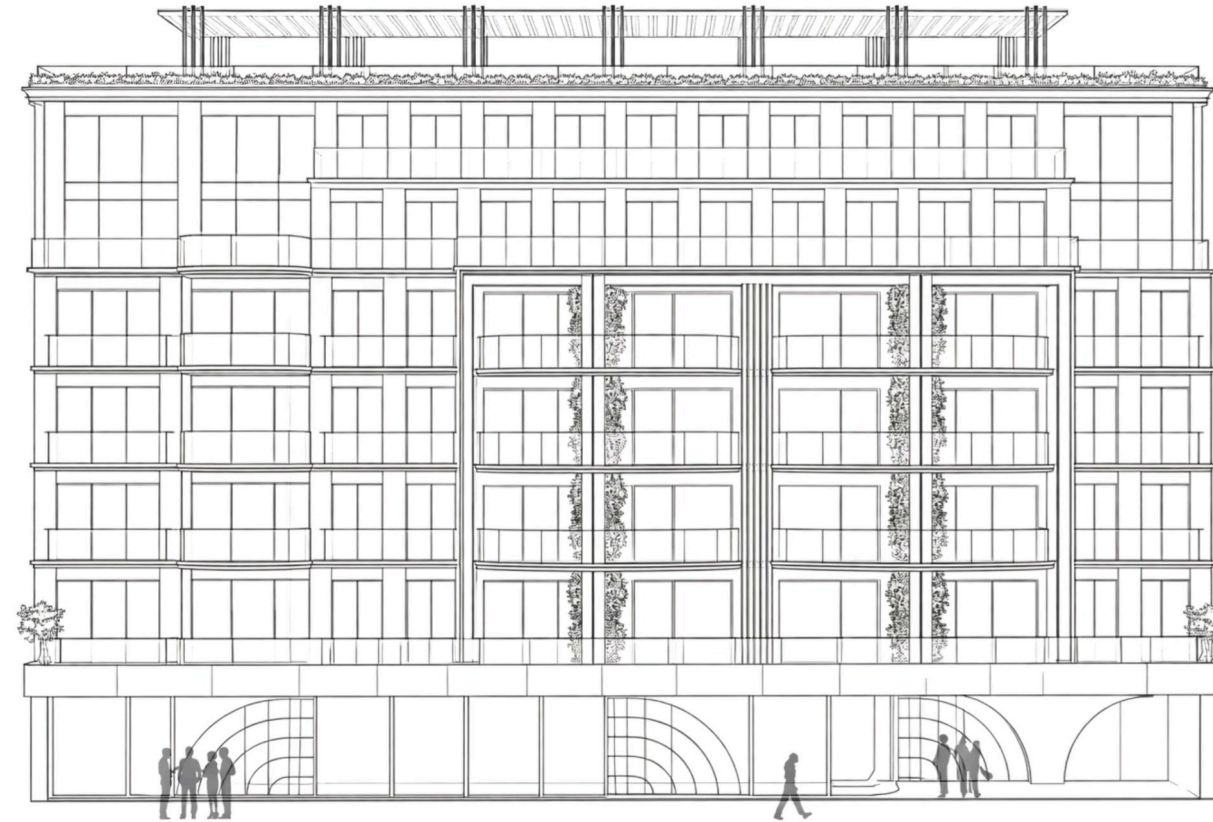
by **MINOTTICOLLEZIONI**

ARCHITECTURE

Every line considered

The architecture is calm, deliberate, and quietly distinctive.

Its character comes not from spectacle, but from precision, balance, and permanence.



EXTERIOR

Presence, without performance

A building that does not compete for attention, yet holds it with ease.

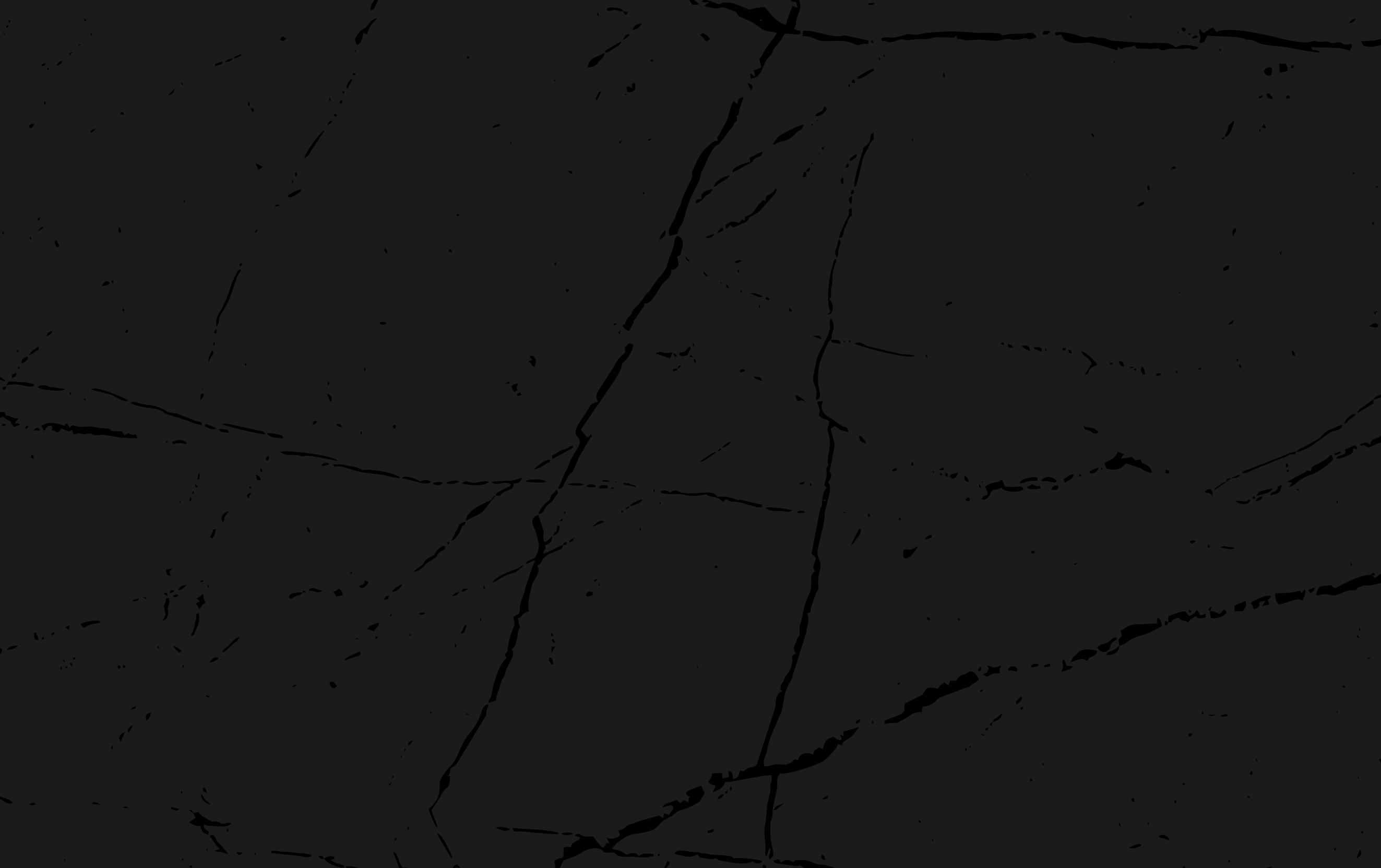


ARRIVAL

The tone is set on arrival

The entrance introduces the building in the way the building defines itself: with restraint, composure, and a quiet sense of assurance.





Ban Residence

by **MINOTTI**COLLEZIONI

**Beyond presence,
a way of living.**

INTERIOR VISION

A Composed Interior

Furniture becomes part of the architecture's atmosphere.

Through the **MINOTTICOLLEZIONI**, the residence is shown as a space of restraint, comfort, and quiet sophistication.

Interior visualisations are shown to illustrate spatial potential. Residences are sold unfurnished.

MINOTTICOLLEZIONI







MINOTTICOLLEZIONI

INTERIOR VISION

A Personal Rhythm

Here, the interior takes on a more personal rhythm.

Warm materials, layered textures, and natural light shape a residence defined by intimacy, balance, and calm.





RESIDENCES

Made for a more private kind of living

Each residence is designed as a space of calm.

Open where life expands, intimate where privacy matters, refined without excess.

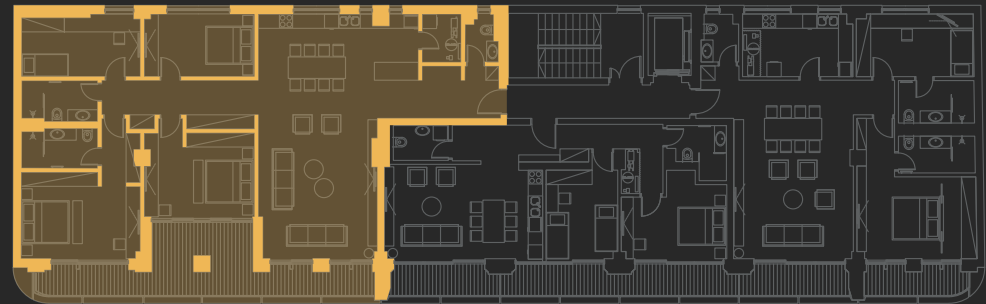


Residence	Floor	Area (m ²)	Page
S1	First floor	181.6	30
S2	First floor	93.1	32
S3	First floor	114.2	34
S4	Second floor	164.7	36
S5	Second floor	92.9	38
S6	Second floor	108.5	40
S7	Third floor	164.1	42
S10	Fourth floor	164.2	44
S13	Fifth floor	177.8	46
S14	Sixth floor	149.4	48

RESIDENCES

Residence S1

First floor | 181.6m²

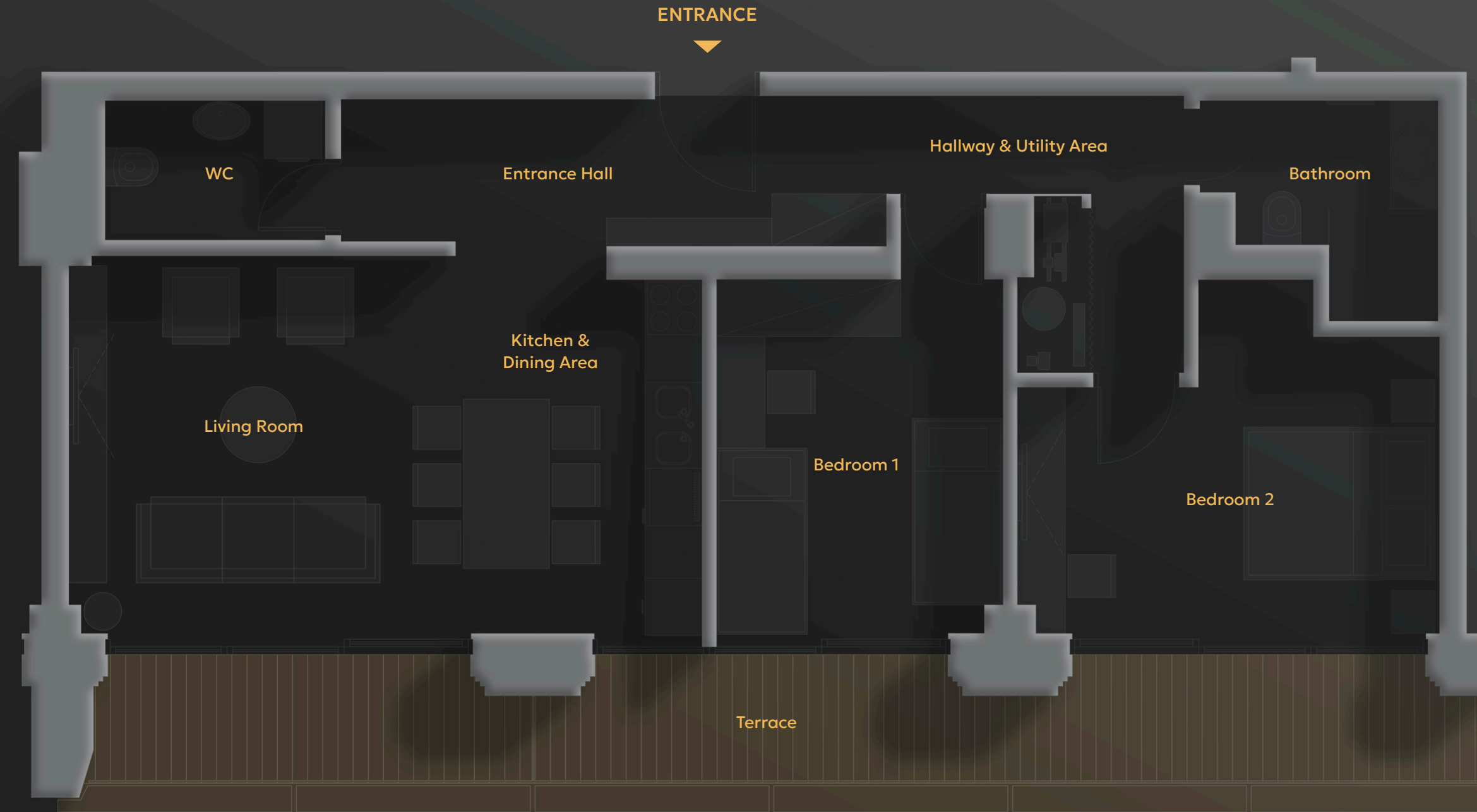
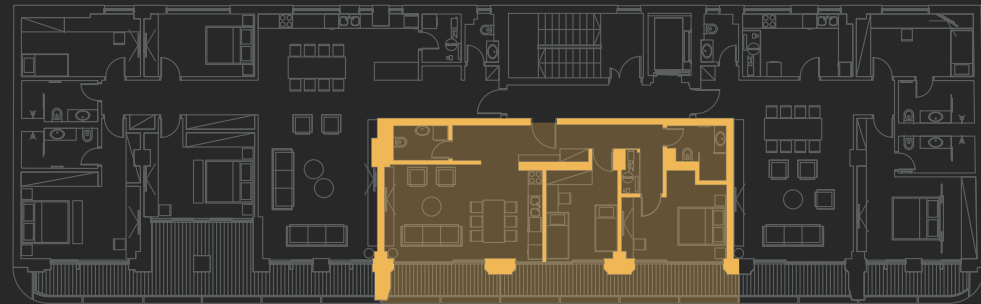


Room / Space	Area (m ²)	Flooring
Entrance Hall	10.4	Parquet
WC	2.4	Ceramic Tiles
Utility Area	3.3	Ceramic Tiles
Kitchen	5	Ceramic Tiles
Living & Dining Area	49.9	Parquet
Hallway	11.9	Parquet
Bedroom 1	12.1	Parquet
Bedroom 2	12.6	Parquet
Bathroom 1	5.4	Ceramic Tiles
Bedroom 3	16.9	Parquet
Bedroom 4	21.2	Parquet
Bathroom 2	5.2	Ceramic Tiles
Terrace 1	7.7	Granite Ceramics
Terrace 2	17.5	Granite Ceramics

RESIDENCES

Residence S2

First floor | 93.1m²

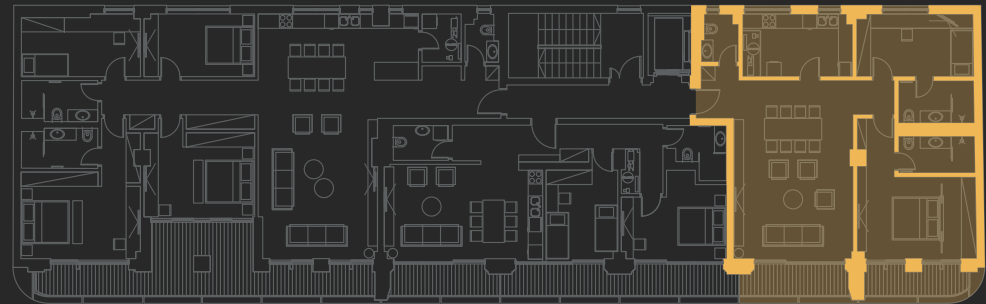


Room / Space	Area (m ²)	Flooring
Entrance Hall	9	Parquet
Living Room	16.2	Parquet
Kitchen & Dining Area	10	Ceramic Tiles
Hallway & Utility Area	6.2	Parquet
Bedroom 1	11.9	Parquet
Bedroom 2	13.6	Parquet
Bathroom	4.5	Ceramic Tiles
WC	3.4	Ceramic Tiles
Terrace	18.4	Granite Ceramics

RESIDENCES

Residence S3

First floor | 114.2m²

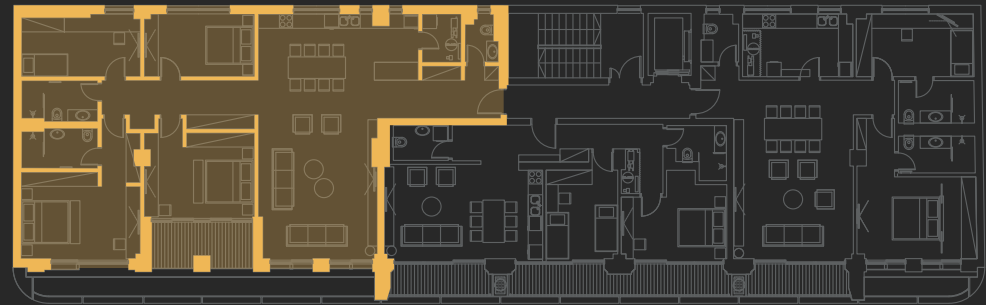


Room / Space	Area (m ²)	Flooring
Entrance Hall	3.4	Parquet
WC	2.9	Ceramic Tiles
Living & Dining Area	37.7	Parquet
Kitchen & Utility Area	12	Ceramic Tiles
Hallway	2.5	Parquet
Bedroom 1	12.8	Parquet
Bathroom 1	5.6	Ceramic Tiles
Bedroom 2	20.8	Parquet
Bathroom 2	4.9	Ceramic Tiles
Terrace 1	5.9	Granite Ceramics
Terrace 2	5.5	Granite Ceramics

RESIDENCES

Residence S4

Second floor | 164.7m²

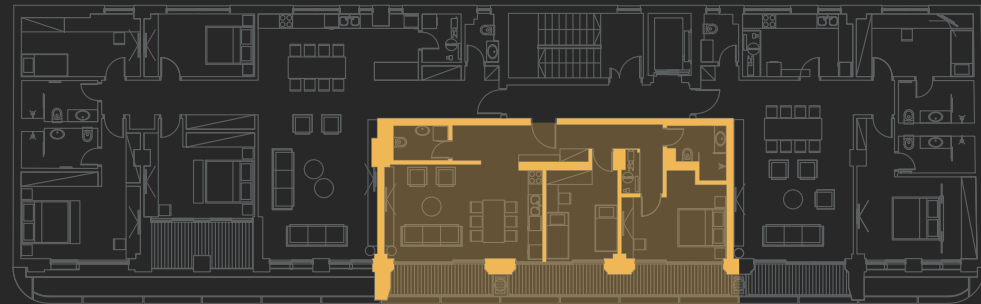


Room / Space	Area (m ²)	Flooring
Entrance Hall	10.4	Parquet
WC	2.4	Ceramic Tiles
Utility Area	3.3	Ceramic Tiles
Kitchen	5	Ceramic Tiles
Living & Dining Area	49.9	Parquet
Hallway	11.9	Parquet
Bedroom 1	12.1	Parquet
Bedroom 2	12.6	Parquet
Bathroom 1	5.4	Ceramic Tiles
Bedroom 3	16.9	Parquet
Bedroom 4	21.2	Parquet
Bathroom 2	5.2	Ceramic Tiles
Terrace	8.4	Granite Ceramics

RESIDENCES

Residence S5

Second floor | 92.9m²

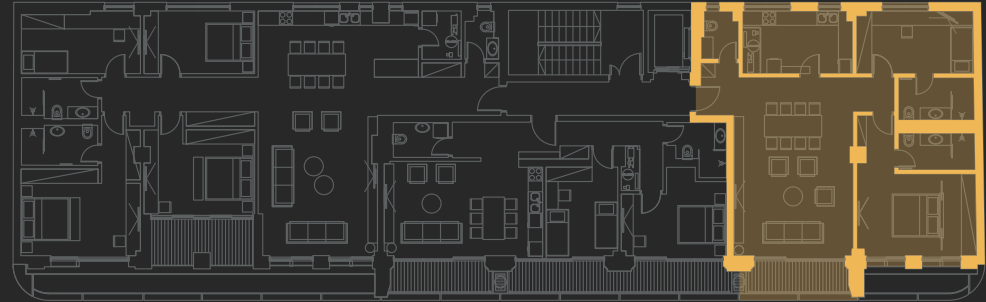


Room / Space	Area (m ²)	Flooring
Entrance Hall	9	Parquet
Living Room	16.2	Parquet
Kitchen & Dining Area	10	Ceramic Tiles
Hallway & Utility Area	6.2	Parquet
Bedroom 1	11.9	Parquet
Bedroom 2	13.6	Parquet
Bathroom	4.5	Ceramic Tiles
WC	3.4	Ceramic Tiles
Terrace 1	5.9	Granite Ceramics
Terrace 2	12.2	Granite Ceramics

RESIDENCES

Residence S6

Second floor | 108.5m²

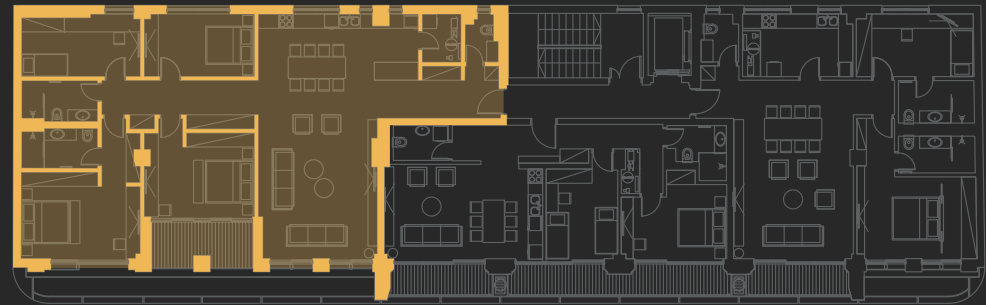


Room / Space	Area (m ²)	Flooring
Entrance Hall	3.4	Parquet
WC	2.9	Ceramic Tiles
Living & Dining Area	37.7	Parquet
Kitchen & Utility Area	12	Ceramic Tiles
Hallway	2.5	Parquet
Bedroom 1	12.8	Parquet
Bathroom 1	5.6	Ceramic Tiles
Bedroom 2	20.9	Parquet
Bathroom 2	4.9	Ceramic Tiles
Terrace	5.6	Granite Ceramics

RESIDENCES

Residence S7

Third floor | 164.1m²

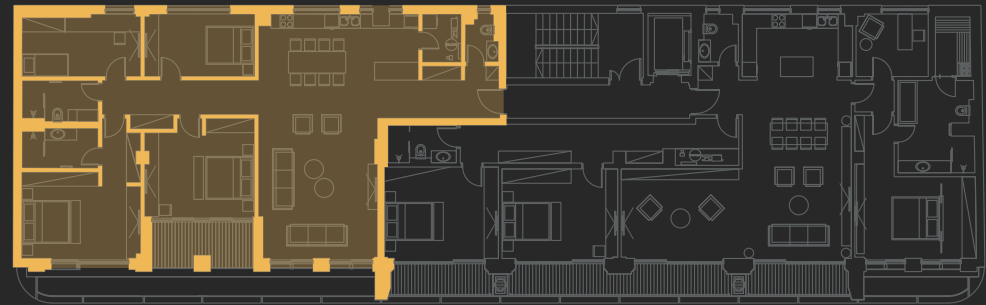


Room / Space	Area (m ²)	Flooring
Entrance Hall	10.4	Parquet
WC	2.4	Ceramic Tiles
Utility Area	3.3	Ceramic Tiles
Kitchen	5	Ceramic Tiles
Living & Dining Area	49.9	Parquet
Hallway	11.9	Parquet
Bedroom 1	12.1	Parquet
Bedroom 2	12.6	Parquet
Bathroom 1	5.4	Ceramic Tiles
Bedroom 3	16.9	Parquet
Bedroom 4	21.2	Parquet
Bathroom 2	5.2	Ceramic Tiles
Terrace	7.7	Granite Ceramics

RESIDENCES

Residence S10

Fourth floor | 164.2m²

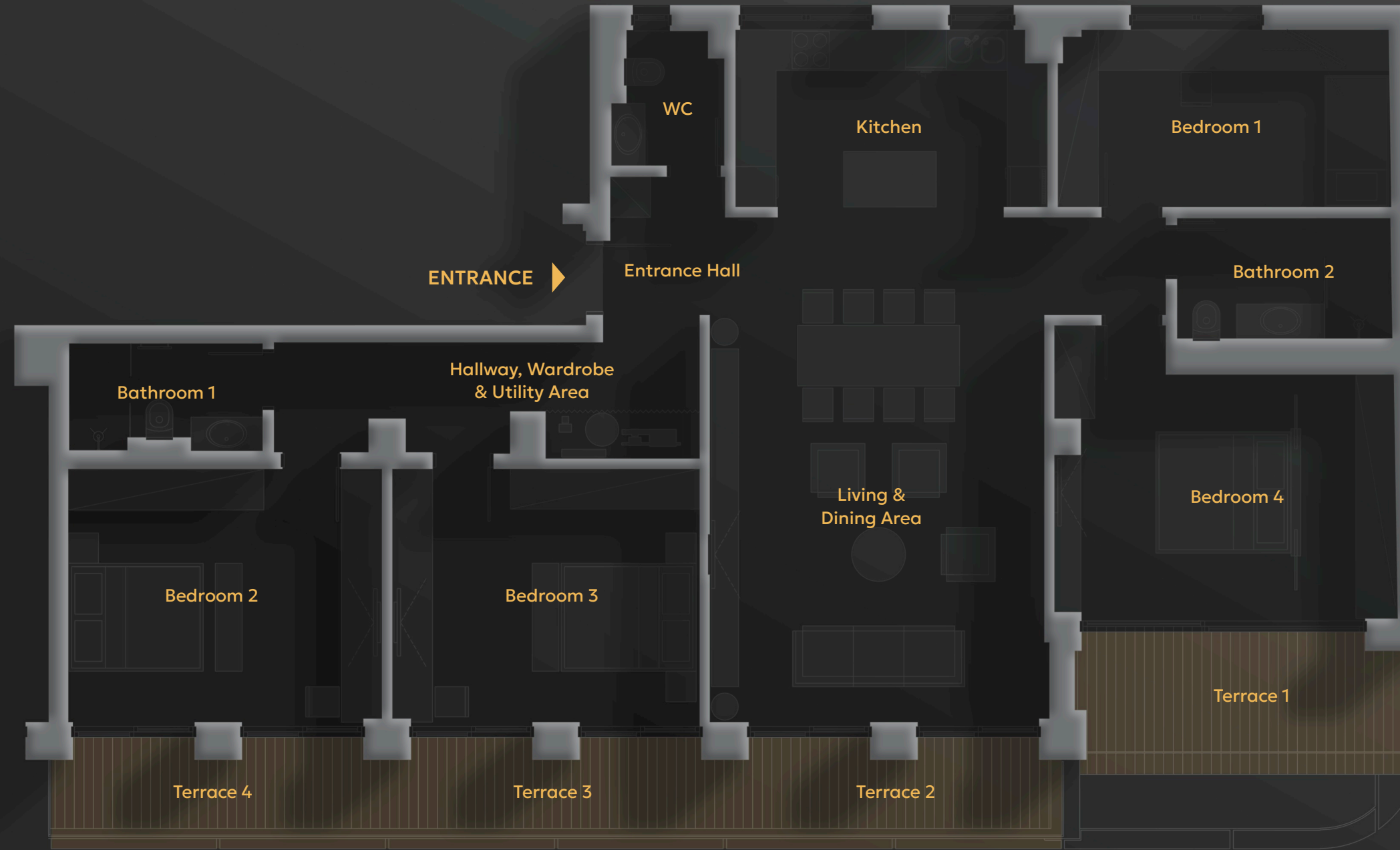
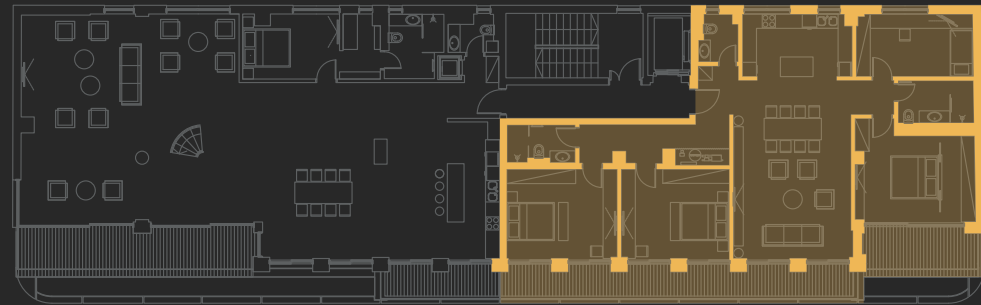


Room / Space	Area (m ²)	Flooring
Entrance Hall	10.3	Parquet
WC	2.4	Ceramic Tiles
Utility Area	3.3	Ceramic Tiles
Kitchen & Dining Area	18	Ceramic Tiles
Living Room	36.6	Parquet
Hallway	10.6	Parquet
Bedroom 1	12.2	Parquet
Bedroom 2	12.6	Parquet
Bathroom 1	5.4	Ceramic Tiles
Bedroom 3	18.5	Parquet
Bedroom 4	21.4	Parquet
Bathroom 2	5.2	Ceramic Tiles
Terrace	7.7	Granite Ceramics

RESIDENCES

Residence S13

Fifth floor | 177.8m²

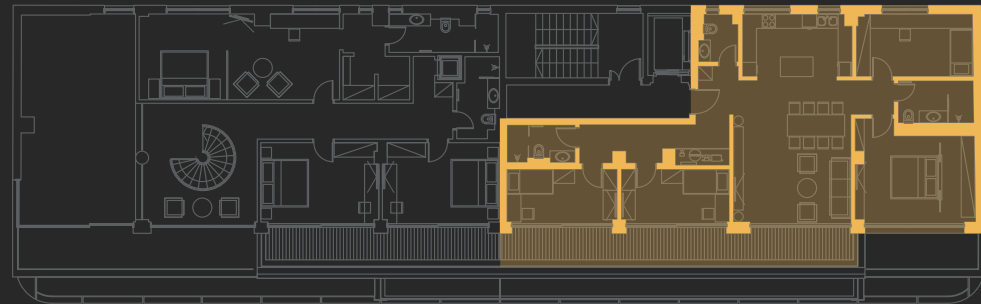


Room / Space	Area (m ²)	Flooring
Entrance Hall	3.6	Parquet
WC	3	Ceramic Tiles
Kitchen	12.5	Ceramic Tiles
Bedroom 1	12.8	Ceramic Tiles
Living & Dining Area	39.6	Parquet
Hallway, Wardrobe & Utility Area	10.5	Parquet
Bedroom 2	17.6	Parquet
Bathroom 1	4.4	Ceramic Tiles
Bedroom 3	17.2	Parquet
Bedroom 4	19.3	Parquet
Bathroom 2	5.6	Ceramic Tiles
Terrace 1	10.3	Granite Ceramics
Terrace 2	7.3	Granite Ceramics
Terrace 3	7	Granite Ceramics
Terrace 4	7	Granite Ceramics

RESIDENCES

Residence S14

Sixth floor | 149.4m²



Room / Space	Area (m ²)	Flooring
Entrance Hall	3.6	Parquet
WC	3	Ceramic Tiles
Kitchen	12.5	Parquet
Bedroom 1	12.8	Parquet
Living & Dining Area	32	Parquet
Hallway, Wardrobe & Utility Area	10.5	Parquet
Bedroom 2	10.6	Parquet
Bathroom 1	4.2	Ceramic Tiles
Bedroom 3	10.4	Parquet
Bedroom 4	19.3	Parquet
Bathroom 2	5.7	Ceramic Tiles
Terrace	24.9	Granite Ceramics

PRIVACY

A rare sense of privacy

In a city defined by movement, privacy becomes a greater kind of luxury.

This residence offers a calmer rhythm, protected from noise yet connected to what matters.



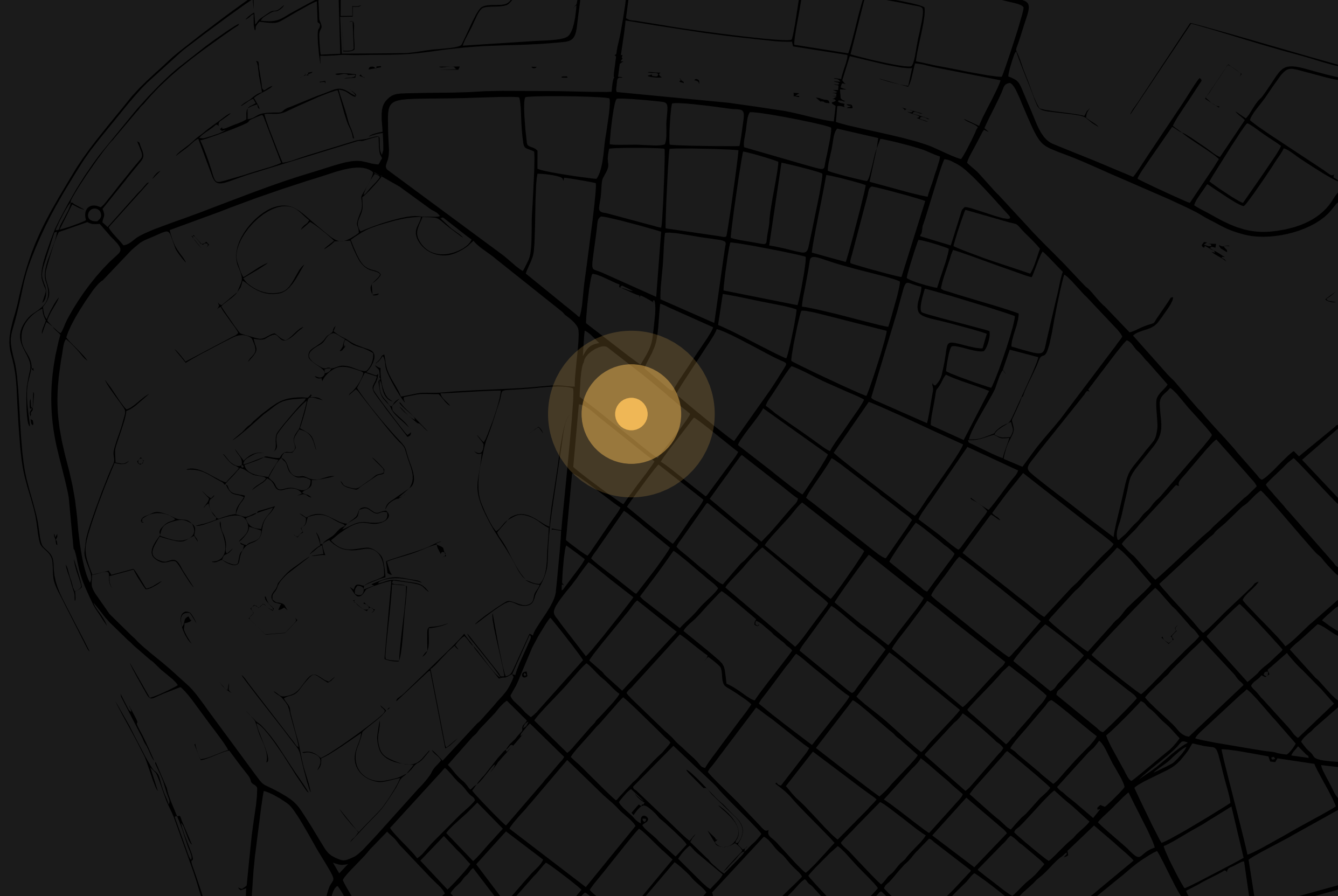


LIGHT / SPACE / TERRACES

Proportion as a luxury

Natural light, measured volumes, and fluid transitions give each residence a sense of clarity and ease.

Nothing is overstated. Nothing feels unresolved.



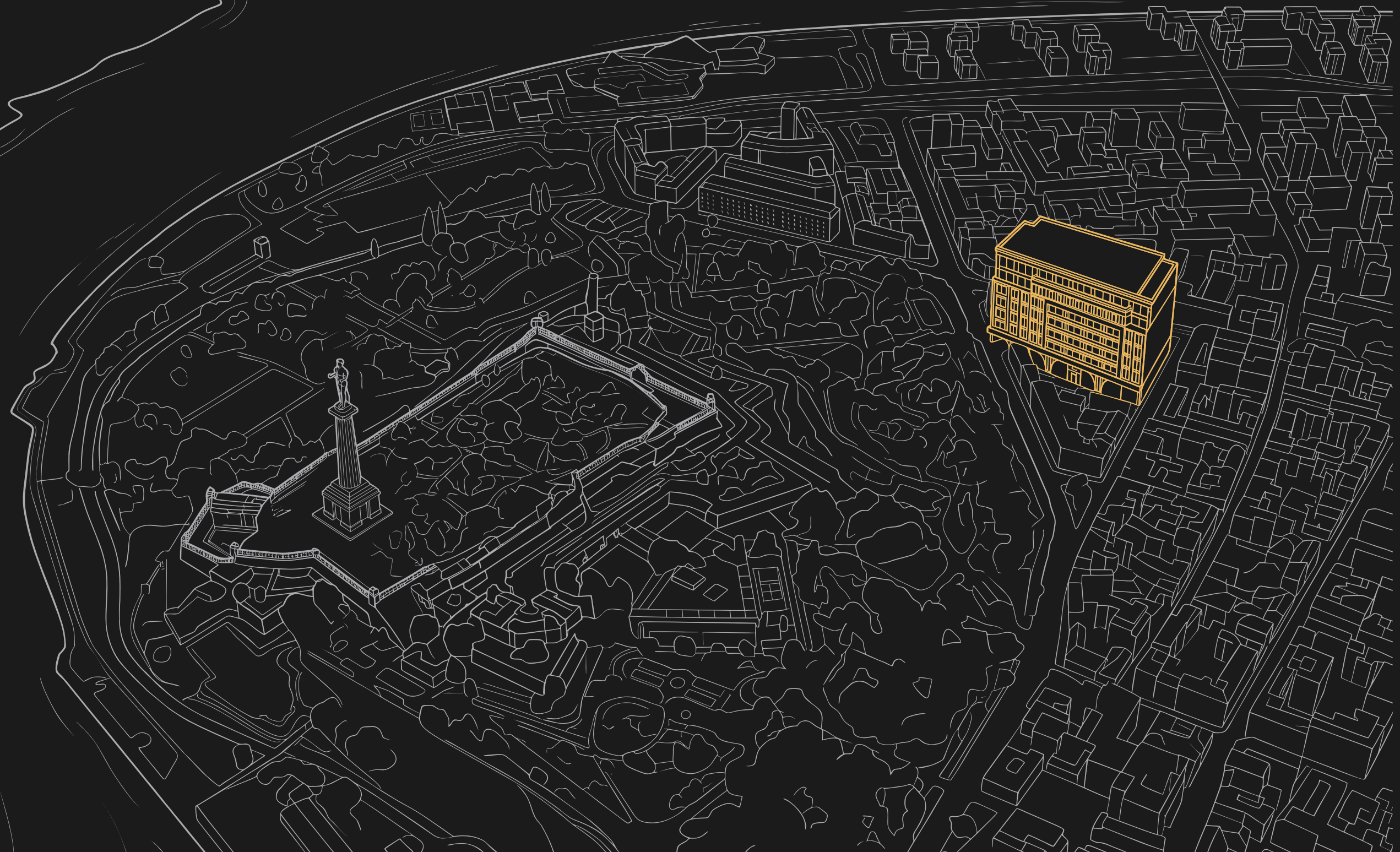
Ban Residence

by MINOTTICOLLEZIONI

The private world within,
the city just beyond.

CONTEXT

3



LOCATION

The private side of Dorćol

Dorćol carries culture, memory, and urban energy in equal measure.

This address offers access to its character, while holding a quieter position within it.

LIFESTYLE

For a life defined less by display, and more by discernment

A residence for those who prefer
depth to declaration.





Some addresses speak softly

Rare in character. Lasting in value.

C O N T A C T

Enquiries and private presentations

dijana.tosic@taadvisory.law

Ban Residence

by **MINOTTI**COLLEZIONI

Quiet, by design