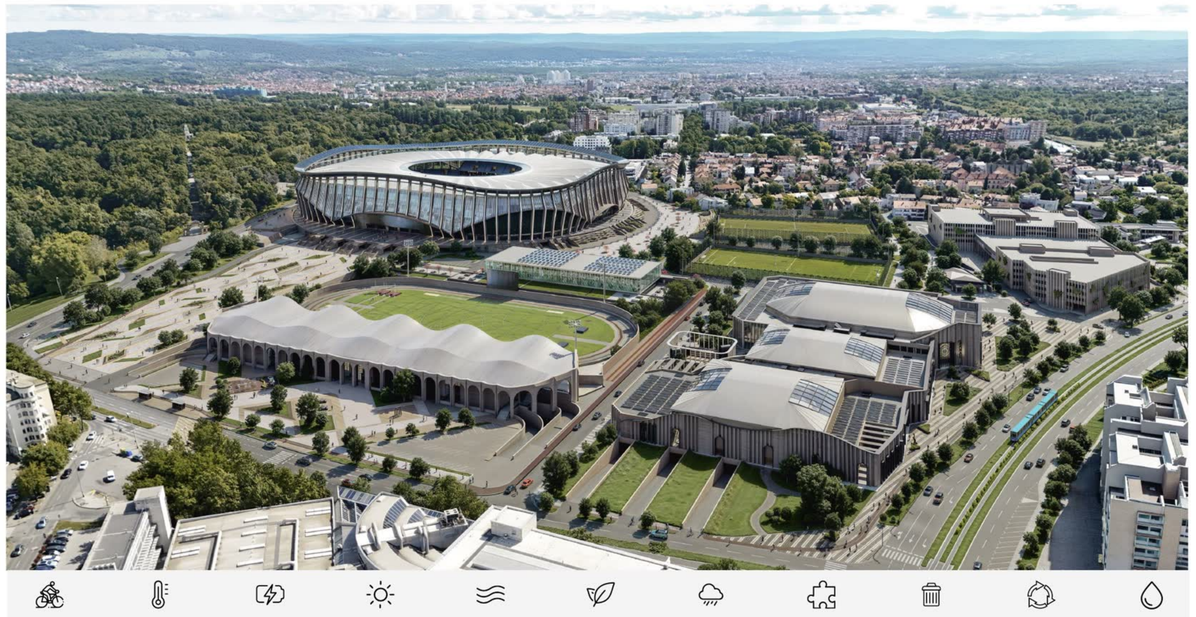
01 | Vision & Design Concept MAXIMIR Stadium - ZAGREB RIDGE

ZAGREB RIDGE: A New Topography of Sport and Urban Life

The revitalization concept for the Svetice-Maksimir Sports and Recreation Centre goes far beyond the classic design of a football arena—it is the creation of a new eastern gateway to Zagreb. The project erases physical and visual barriers between the massive sports infrastructure, the historic park, and the surrounding urban fabric by integrating existing buildings and transport infrastructure into a unified architectural ensemble. Inspired by the natural landscape of Mount Medvednica and the historical development of Zagreb across two hills, the architecture forms a new urban relief—the "Zagreb Ridge"—where sport, ecology, and public life seamlessly merge.

Key Concept Principles

Urban Symbiosis and Seamless Permeability Rotating the longitudinal axis of the main stadium to a north-south orientation ensures ideal pitch insolation according to UEFA/FIFA standards and enables the formation of a large-scale entrance plaza. A key solution is the localized rerouting of vehicular traffic from Maksimirska Street and the adjacent roads of the Borongaj transit hub into underground tunnels. Above these tunnels, pedestrian passages are formed, seamlessly connecting the arena's northern stand directly to Maksimir Park and ensuring the absolute safety of spectator flows from the south, creating a unique visual opening of the facades.



Consolidated Indoor Ensemble (Zone A)

The handball arena, the multifunctional hall (for basketball and futsal), and the training spaces are united into a single, architecturally complete multi-sports building. A continuous underground parking facility beneath the entire building footprint guarantees the independent operation of the complex, serves fan flows, and provides concealed, fully secure access for teams and officials to the dressing rooms. Bicycle infrastructure is organically integrated into the structure, supporting sustainable mobility. The athletics stadium, in turn, features its own plaza and necessary infrastructure, visually evoking the mountainous landscape of Croatia through its form.

Maksimir Main Arena (Zone C)

The new 35,000-seat stadium (UEFA Category 4+) serves as the architectural core and landmark of the project. Its silhouette, featuring a lightweight cable roof and facade lamellas, embodies the "Zagreb Ridge" concept, blending organically into the urban landscape. It is not merely a sports venue, but a complex, multi-level organism: a secondary arena, training camps, the club's headquarters, and a player hotel are all integrated into a single structure. Innovative logistics, supported by a dedicated underground parking facility, ensure the seamless and absolutely secure separation of flows for teams, media, VIP guests, and general fans.

Optimization of the Borongaj Transit Hub (Zone D)

The Borongaj multimodal transit hub is designed as the primary southern logistical gateway to the complex. The careful preservation of the existing tram turning loop and historic buildings guarantees the uninterrupted operation of the transport network and significantly reduces capital expenditures (CAPEX). The new 1,500-space hybrid parking structure, combining a compact underground level and above-ground blocks, is divided into independent compartments for the safe distribution of fan groups and everyday Park & Ride scenarios. The roof of the tower is equipped with a helipad for emergency services, while a shaded pedestrian promenade leading to the sports arenas is formed between the blocks.

Climate Resilience and Circular Economy

The complex's architecture responds to climate challenges. Selective demolition has been implemented with maximum reuse of materials from the old arena. Roofs and facades function as climate filters: rainwater harvesting systems, rain gardens, large-scale vertical landscaping, and solar panels (PV) integrated with battery energy storage systems (BESS) have been introduced to shave peak electrical loads during events.

Commercial Pulsation (Experience Economy)

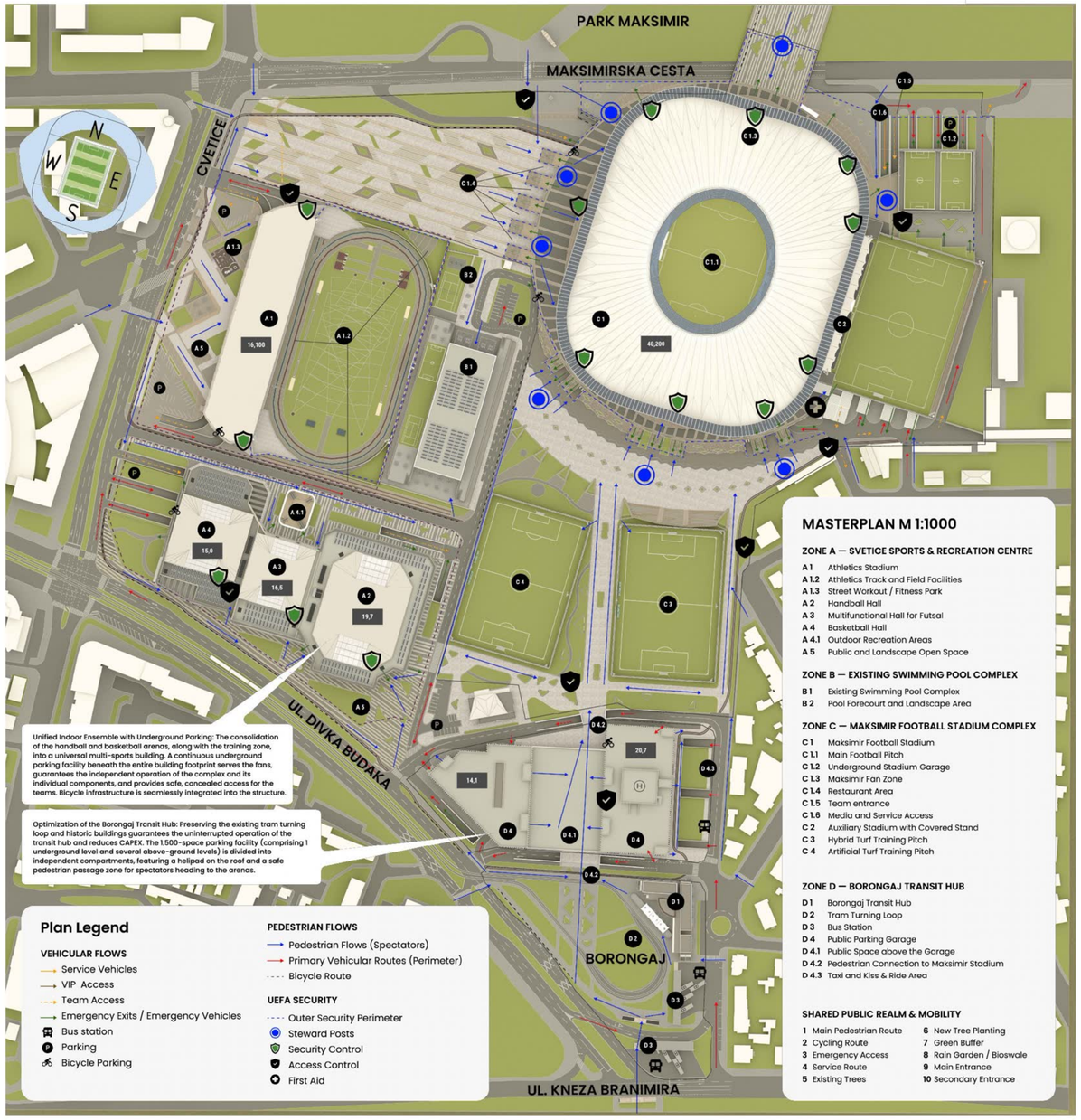
The stadium is designed as a daily center of attraction, operating 365 days a year. The integration of exterior LED screens transforms the adjacent plazas into interactive spaces for broadcasts and concerts. The club museum, a flagship Fan Shop, panoramic restaurants, fitness spaces, and multi-purpose event halls form a high-margin business model, making the complex an investment-attractive driver of economic growth for the entire district.



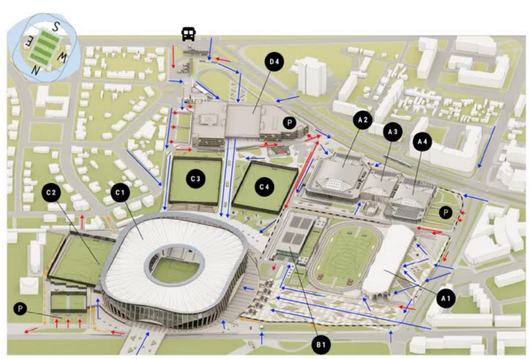


1. GRADEC / GRIČ
2. KAPTOL
3. TWO HILLS, ONE ZAGREB CITY
4. MOUNTAINS AROUND ZAGREB
5. ZAGREB RIDGE COLUMNS
6. MEDIA ENTRANCE AS A BRIDGE
7. INTEGRATED STADIUM FORM

02 | Masterplan & Urban Integration M 1 1000

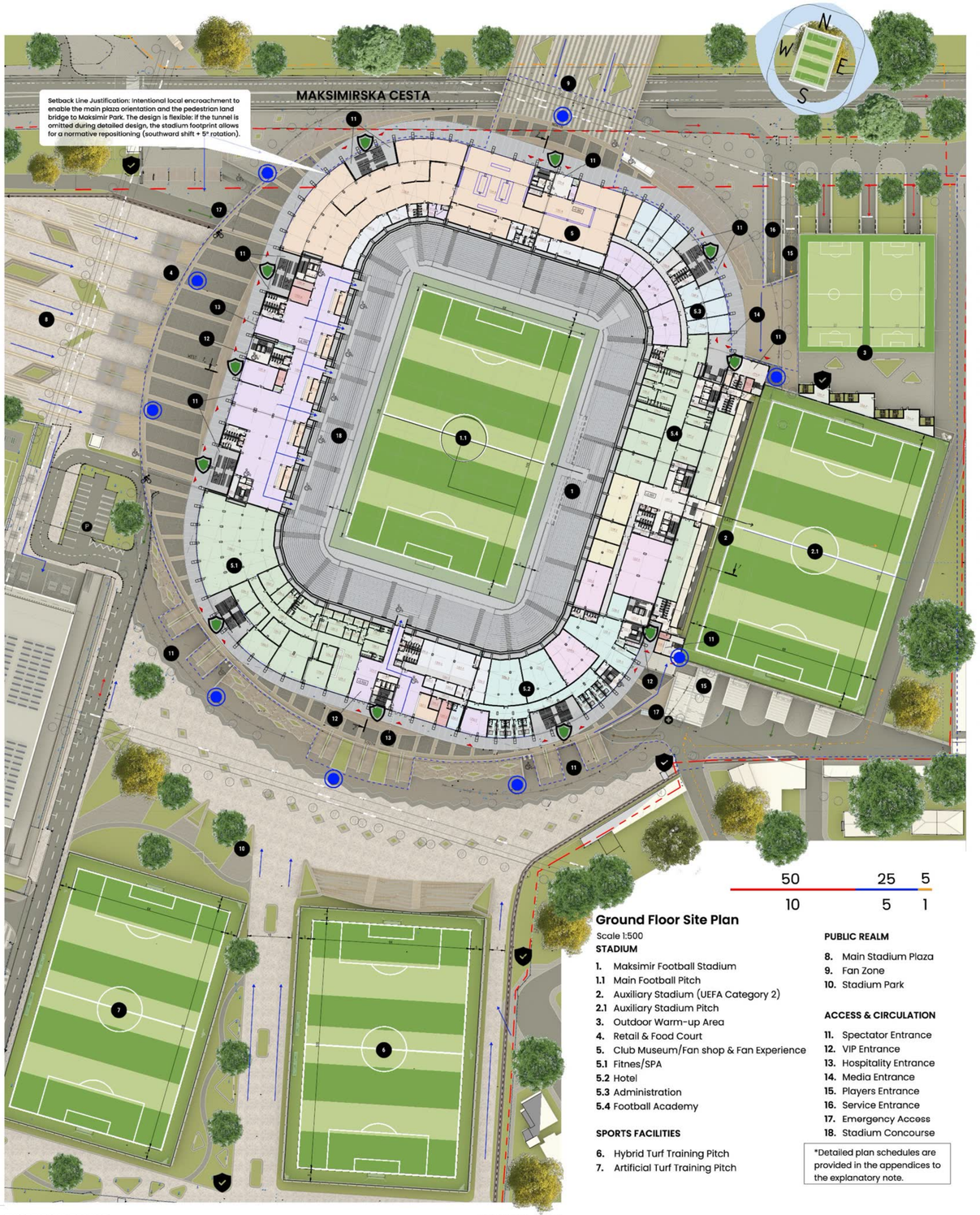








03 | MAKSIMIR Football Stadium Masterplan M 1 500



50 25 5
10 5 1

Ground Floor Site Plan

Scale 1:500

STADIUM

1. Maksimir Football Stadium
1.1 Main Football Pitch
2. Auxiliary Stadium (UEFA Category 2)
2.1 Auxiliary Stadium Pitch
3. Outdoor Warm-up Area
4. Retail & Food Court
5. Club Museum/Fan shop & Fan Experience
5.1 Fitnes/SPA
5.2 Hotel
5.3 Administration
5.4 Football Academy

SPORTS FACILITIES

6. Hybrid Turf Training Pitch
7. Artificial Turf Training Pitch

PUBLIC REALM

8. Main Stadium Plaza
9. Fan Zone
10. Stadium Park

ACCESS & CIRCULATION

11. Spectator Entrance
12. VIP Entrance
13. Hospitality Entrance
14. Media Entrance
15. Players Entrance
16. Service Entrance
17. Emergency Access
18. Stadium Concourse

*Detailed plan schedules are provided in the appendices to the explanatory note.

FUNCTIONAL ZONING

- Player Hotel
- Safety and Security
- Ticket sales and information
- Administration
- Common areas for spectators and guests of the complex
- Logistics and movement within the building
- Mass media
- Advertising and trade
- Sanitary zones
- Common areas and evacuation routes
- Athlete use area
- Maintenance and storage area / Laundry
- Technical support
- Ceremonies
- Spectators

Plan Legend

PEDESTRIAN FLOWS

- Pedestrian Flows (Spectators)
- Primary Vehicular Routes (Perimeter)
- Bicycle Route

VEHICULAR FLOWS

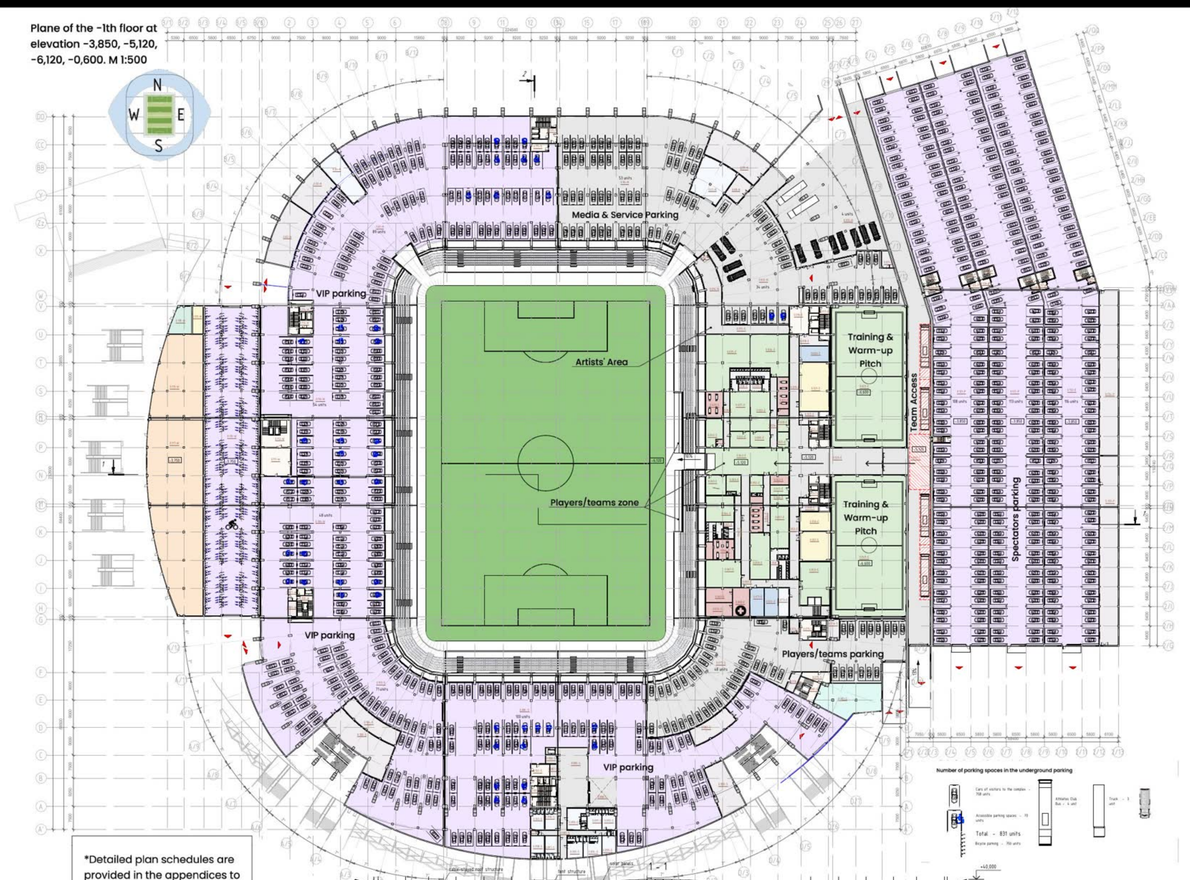
- Service Vehicles
- VIP Access
- Team Access
- Emergency Exits / Emergency Vehicles
- Bus station
- Parking
- Bicycle Parking

UEFA SECURITY

- Outer Security Perimeter
- Steward Posts
- Security Control
- Access Control
- First Aid
- Inclusive infrastructure

04 | MAKSIMIR Football Stadium

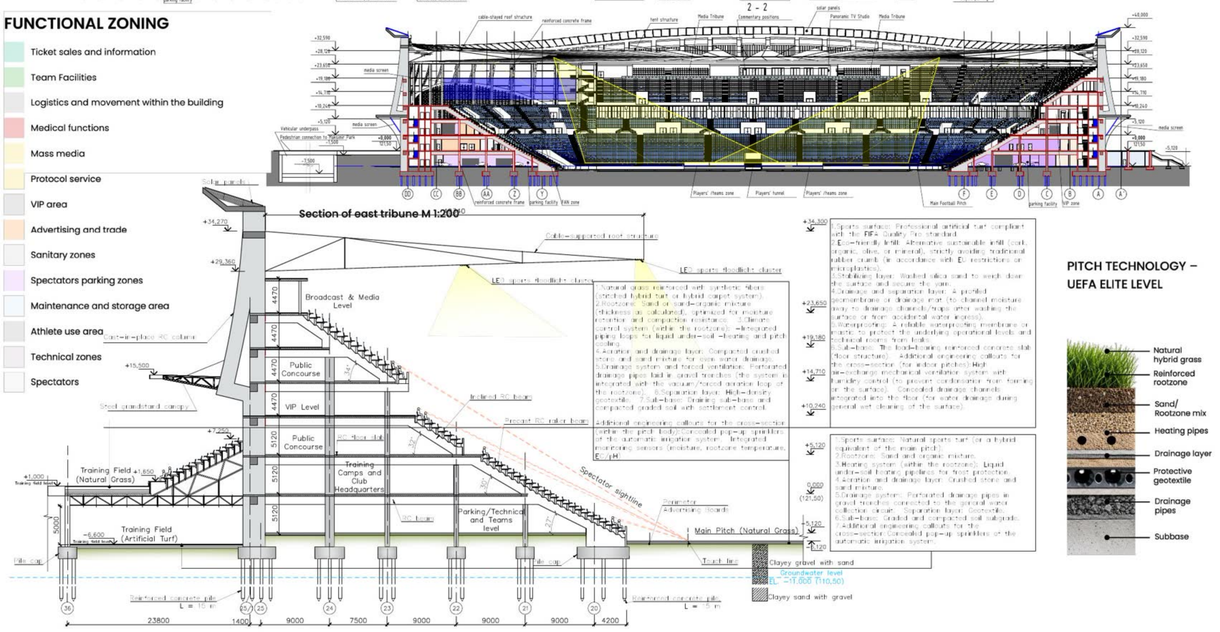
Plane of the -1th floor at elevation -3,850, -5,120, -6,120, -0,600. M 1:500



FUNCTIONAL ZONING

- Ticket sales and information
- Team Facilities
- Logistics and movement within the building
- Medical functions
- Mass media
- Protocol service
- VIP area
- Advertising and trade
- Sanitary zones
- Spectators parking zones
- Maintenance and storage area
- Athlete use area
- Technical zones
- Spectators

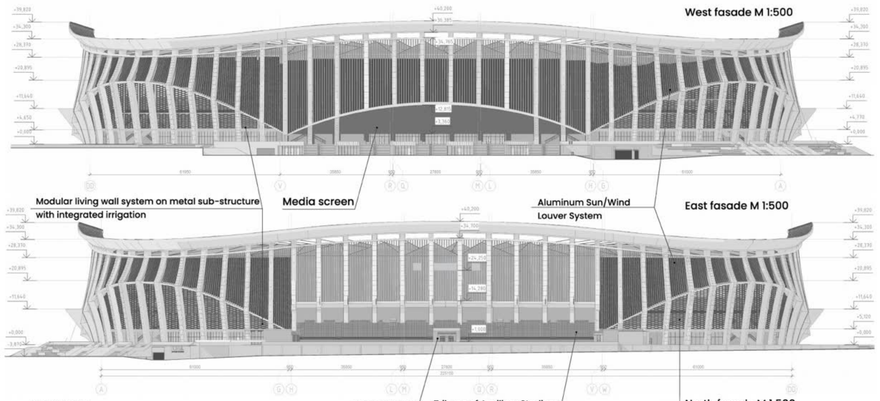
Section of east tribune M 1:200



PITCH TECHNOLOGY – UEFA ELITE LEVEL

05 | MAKSIMIR Football Stadium

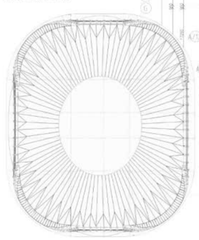




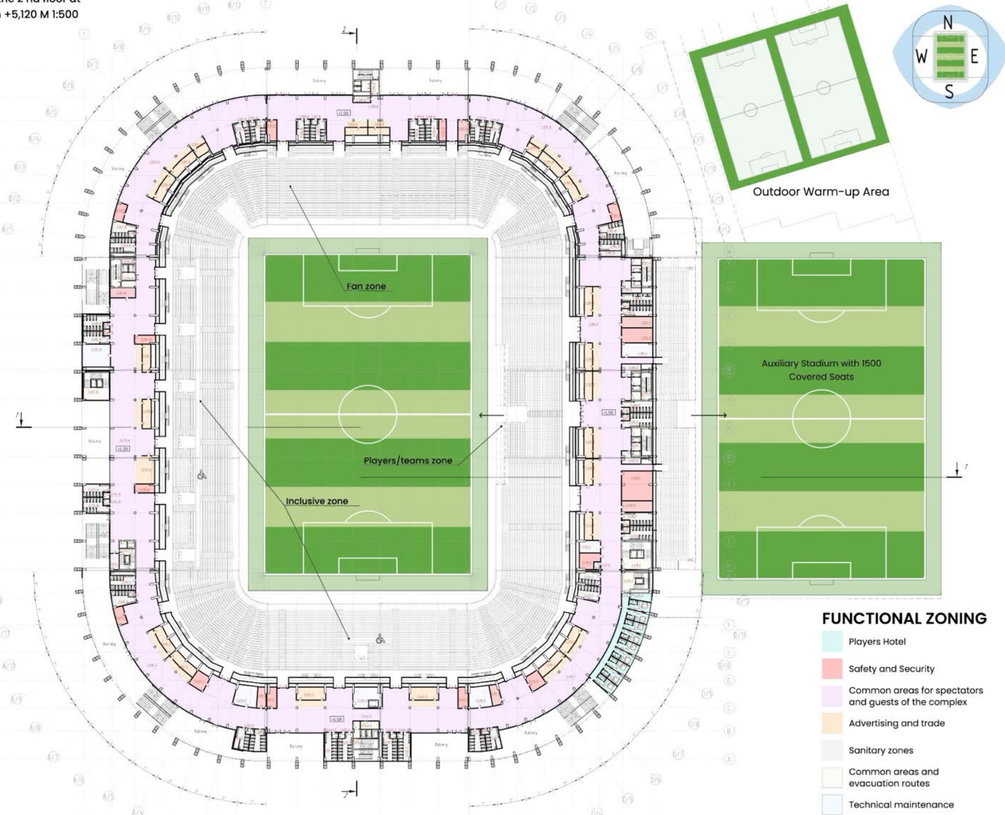


Materiality & Tectonics We have selected Balkan (Croatian) travertine and natural sandstone as the primary facade materials to deeply ground the project in its regional context. By integrating base materials that directly echo the existing swimming pool building, the design fosters a seamless architectural dialogue between the site's heritage and its new topography. Chosen for their exceptional reliability and longevity, these premium stones provide a high-quality, sophisticated finish that ages gracefully. Utilizing these eco-friendly, locally sourced materials reduces the carbon footprint while honoring the geological identity of the area.
Contrasting the monumental permanence of the stone is the precise architectural detailing. Parapets and bespoke exterior elements are finished with premium Rheinzink metal cladding, adding a layer of contemporary sharpness and enduring protection. This robust material palette is further balanced by aluminum sun and wind screening systems. Beyond their essential climate-control functions, these dynamic louvers actively reflect natural light, effectively dematerializing the massive structural volumes and making the entire building visually lighter and more ethereal.

Roof sheme



Plane of the 2 nd floor at elevation +5,120 M 1:500



FUNCTIONAL ZONING

- Players Hotel
- Safety and Security
- Common areas for spectators and guests of the complex
- Advertising and trade
- Sanitary zones
- Common areas and evacuation routes
- Technical maintenance
- Spectators

*Detailed plan schedules are provided in the appendices to the explanatory note.

06 | MAKSIMIR Football Stadium



DESIGN CONCEPT

- Inspired by the colors of the GNK Dinamo Zagreb team
- Gradient from deep blue to white
- Modern, clean and timeless look
- Pixel effect creates movement and depth
- Proudly representing club and Croatia

COLOR PALETTE

DARK BLUE | ROYAL BLUE | SKY BLUE | LIGHT BLUE | WHITE

Plane of the 5 floor with spectacors seats sheme M 1:1000

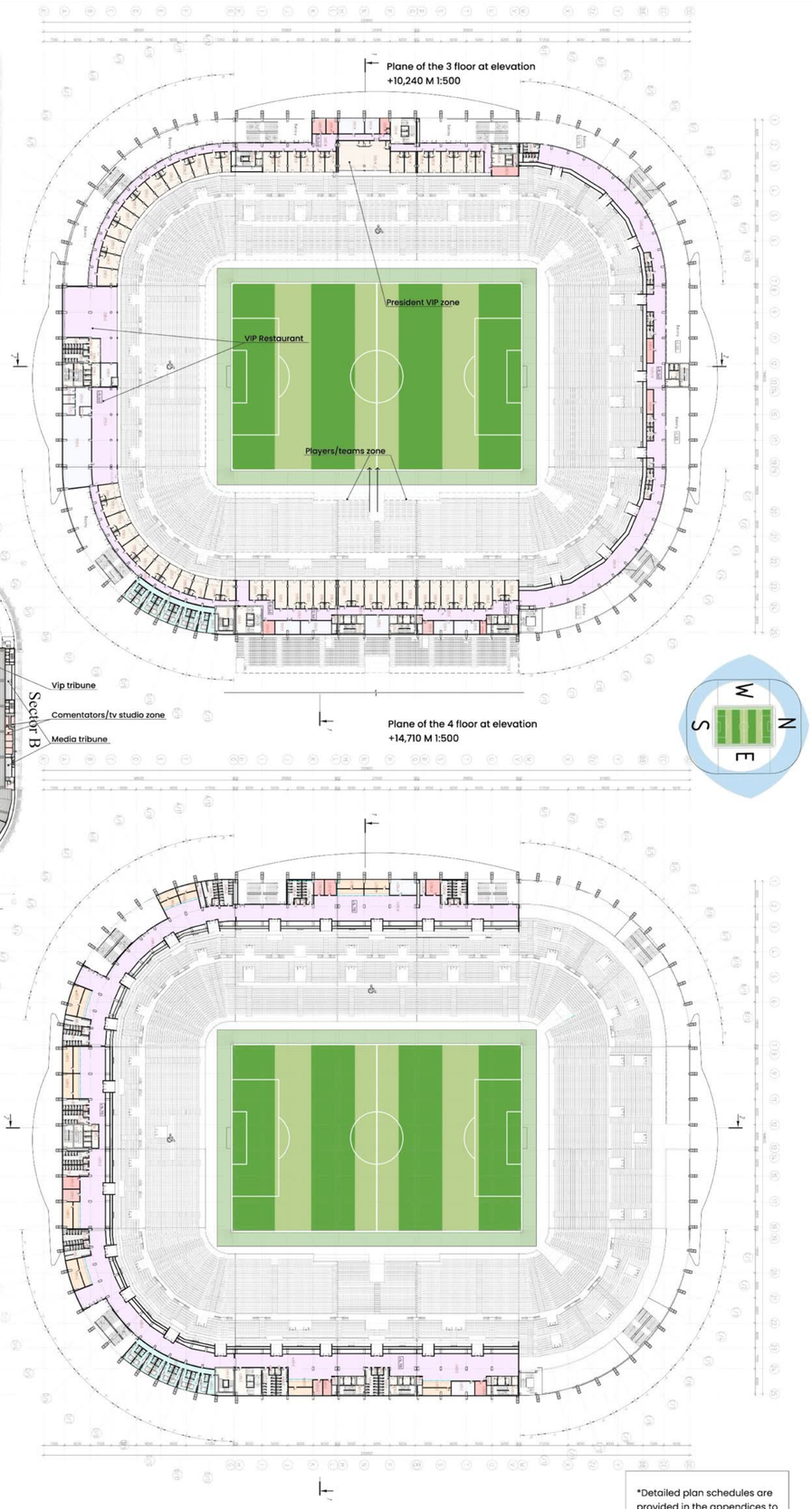


Sector A	7 171 seats
Sector B	7 034 seats
Sector C	10 671 seats
Sector D	6981 seats
VIP	3 148 seats
Inclusive	350 seats
Total	**35 355 seats**
Media	230 seats
Team Area	120 seats
Auxiliary Stadium	1500 seats

FUNCTIONAL ZONING

- Player Hotel
- Safety and Security
- Common areas
- Advertising and trade
- Sanitary zones
- Medical functions
- VIP area
- Common areas and evacuation routes
- Technical maintenance
- Spectators





*Detailed plan schedules are provided in the appendices to the explanatory note.

07 | Sustainability MAXIMIR Stadium

RESPONSIBLE ARCHITECTURE FOR FUTURE GENERATIONS

The stadium is designed as a sustainable ecosystem that minimizes environmental impact, optimizes resource use and creates a healthy, comfortable and inclusive environment for all.

ENERGY EFFICIENCY & RENEWABLE ENERGY

- PV panels on the roof generate clean energy
- High-performance building envelope
- LED lighting with smart control
- Energy-efficient HVAC systems

NATURAL LIGHT & DAYLIGHT COMFORT

- Optimized orientation maximized daylight
- Translucent facade elements reduce artificial lighting demand
- Glare control ensures comfort

NATURAL VENTILATION & MICROCLIMATE

- Openings and permeability enable natural cross-ventilation
- The bowl shape and roof design support stack effect
- Comfortable microclimate with reduced energy use

GREEN FACADE & BIODIVERSITY

- Vertical greenery improves air quality
- Reduces heat island effect
- Provides acoustic benefits
- Supports urban biodiversity



RAINWATER MANAGEMENT

- Rainwater collected from roof for reuse
- Used for irrigation, WC flushing and cleaning
- Reduces potable water consumption

CARBON FOOTPRINT REDUCTION

- Low-carbon materials
- Energy from renewables
- Efficient construction processes
- Long-term reduction of operational emissions

FLEXIBILITY & LONGEVITY

- Adaptable spaces for various uses and future needs
- Robust design for long-term performance
- Easy maintenance and operational efficiency

WASTE MANAGEMENT

- Waste sorting in all areas
- Recycled materials on site
- Composting of organic waste
- Education and awareness for users

HEAT ISLAND REDUCTION

- Green roofs and facades cool the environment
- Shaded public spaces
- High-albedo paving
- More trees, less heat

SUSTAINABLE MOBILITY

- Excellent public transport access
- Bicycle parking and pedestrian priority
- EV charging stations
- Reduced car dependency

WATER CONSERVATION

- Low-flow fixtures reduce consumption
- Greywater reuse system
- Smart irrigation for green areas
- Efficient water management

CIRCULAR ECONOMY & MATERIALS

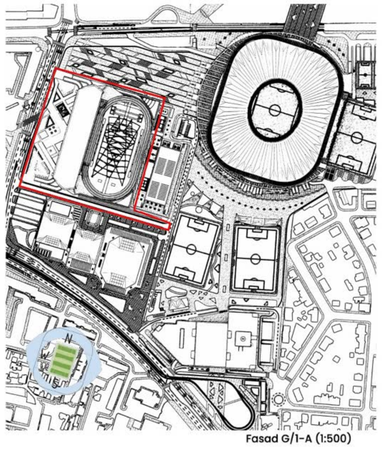
- Reuse of materials from demolished structures
- Low-carbon concrete and recycled steel rete
- Durable and long-life materials
- Design for disassembly and future adaptability

KEY PERFORMANCE INDICATORS	35,355	204 M€	22.7 M€	365	< 12 years
	Seats	Construction Budget	Annual Revenue	Days of Use	Indicative Payback

SOCIAL SUSTAINABILITY

- Inclusive & accessible for all users
- Safe and comfortable environment
- Healthy spaces with good air quality
- Connectivity with park and public transport
- Community engagement and local identity

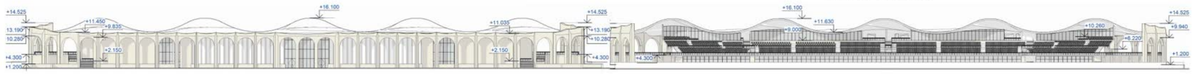
08 | ATHLETIC STADIUM



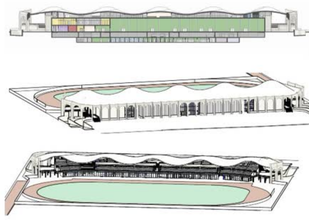
Fasad G/1-A (1:500)



Fasad A-G/1 (1:500)



Section 1-1 (1:1000)



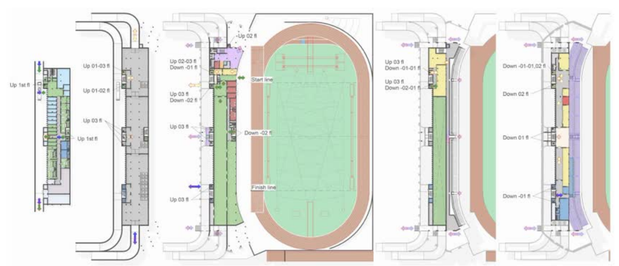
Section 2-2 (1:1000)



Functional zoning

- Ticket sales and information
- Common areas for spectators and guests of the complex
- Logistics and movement within the building
- Medical functions
- Media center
- Protocol service and Vip area
- Advertising and trade
- Sanitary zones
- Common areas and evacuation routes
- Athlete use area
- Maintenance and storage area

-02nd floor plan -01st floor plan 1st floor plan 02rd floor plan 03rd floor plan



TRACK TECHNOLOGY



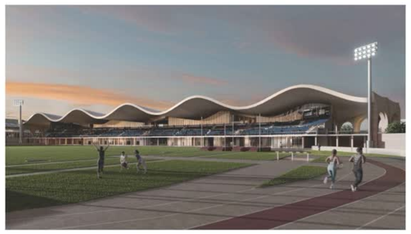
*Detailed plan schedules are provided in the appendices to the explanatory note.

Explication Zona A

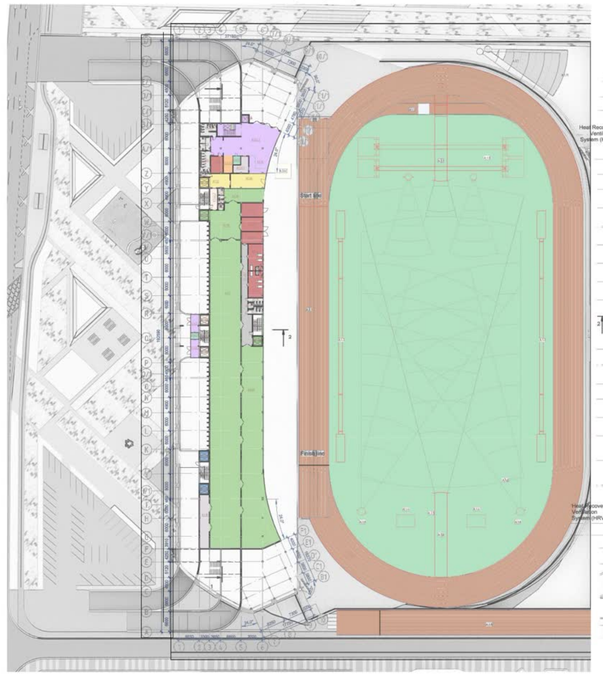
№	Name	S, m²
A113	Athletes' Changing Rooms	307.68
A114	Para-athlete Locker Room	70.50
A115	Coaching Staff Locker Room	158.36
A116	Call room	106.66
A117	Indoor Athletics Arena	1003.27
A118	Specialised Equipment Depot	53.41
A119	Sanitary Facilities	21.1
A119.1	Inclusive sanitary block	3.21
A120	Access Tunnel	58.48
A121	Satellite Restroom	8.58
A121.1	Inclusive sanitary block	4.15
A122	Judges' room	89.82
A122b	First Aid Room	31.66
A123	Doping Control Station	31.32
A124	Timing, Measurement and Data Processing Room	104.72
A125	Security Monitoring Room and Control Centre (CCTV / Command Centre)	32.14
A128	VIP Lounge	148.66
A128b	Spectator Restrooms	45.39
A129	Inclusive sanitary block	14.87
A130	Integrated Public Catering Facility/Cafeteria (fully Accessible)	38.22
A130.1	Café Storage	19.25
A131	Spectator First Aid Post	21.08
A132	Media Accreditation Desk	29.52
A133	Press Tribune for 20 seats	113.34
A134	Integrated Public Catering Facility /Cafeteri	84.85
A135	Media Workroom	105.47
A135.1	Media Corridor	40.48
A136	Photographers' Hub	54.32
A137	Press conference hall: a multifunctional space for briefings and meetings	198.35
A138	Media Toilets	7.58
A138	Media Toilets	13.35
A139	Main Broadcast Platform	28.53
A141	Broadcasting Studios	29.39
A142	Lobby and Athletes' Café	135.44
A142.1	Evacuation Lobby	20.58
A142.2	Athletes' Vertical Circulation Core	54.75
A142.2	Athletes' Vertical Circulation Core	9.60
A142.2	Café Storage Room	7.56
A142.2	Spectator Lobby	206.13
A142.3	Athletes' Hall	293.82
A142.3	Evacuation Hall	18.42
A142.4	Staircase and elevator unit	39.57
A142.5	Merchandise Store	16.89
A142.6	Ticket Booth / Information Point	13.45
A143	Staff Offices	160.59
A144	Staff Facilities	53.30
A145	Event Operations Center	20.51
A146	Strength & Conditioning Gym	615.38
A146.1	Athletes' Hall	81.35
A147	Recovery Complex: Gender-separated Saunas & Thermal Areas	83.91
A148	Clinical Treatment & Massage Room	26.70
A149	Operations Staff Facilities: Meeting Rooms, Stewards' Changing Rooms, and Technical Control Zones	134.48
A150	Building MEP Systems	130.77
A150.1	Service Vestibule	21.99
A150.2	Service Room / Utility Room	35.05
A151	Athletic Equipment Store / Storage	252.59
A151	VIP Vertical Circulation Core	31.58
A152	Athletes' Vertical Circulation Core	52.80
A152.1	Women' Vertical Circulation Core	53.10
A152.1	Staircase and elevator unit	9.59
A153.2	Staircase and elevator unit	22.09
A156	Laundry Room	21.21
5		**5549.18**

Schedule of Additional Facilities (Not included in the Design Brief)

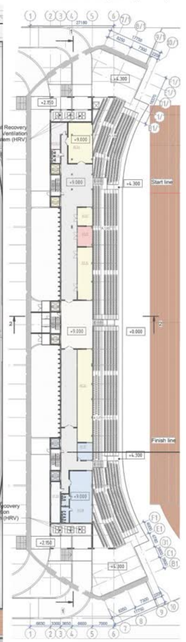
№	Name	S, m²
A1.42.1	Evacuation Lobby	20.58
A1.42.2	Café Storage Room	7.56
A1.42.2	Spectator Lobby	206.13
A1.42.5	Merchandise Store	16.89
A1.42.6	Ticket Booth / Information Point	13.45
A1.53	Parking for sports team, staff and VIP visitors	1725.63
A1.54	Media Parking	695.54
A1.55	Staircase and elevator unit	39.57
A1.56	Laundry Room	21.21
5		**2743.55**



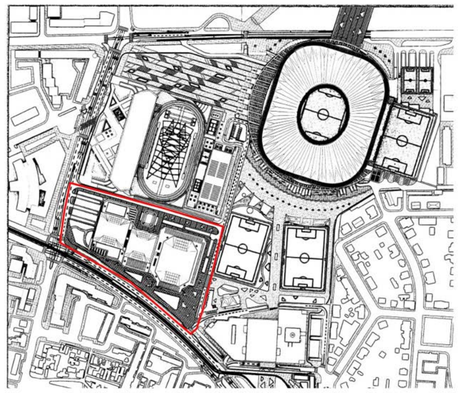
1st floor plan (1:500)



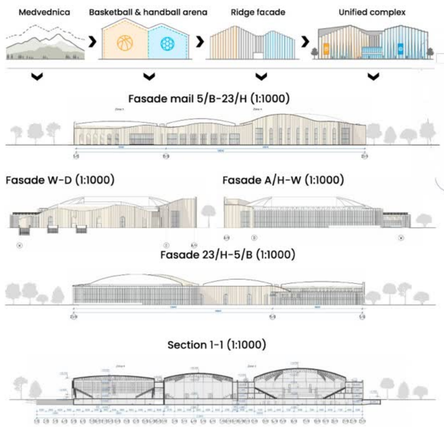
03rd floor plan (1:500)

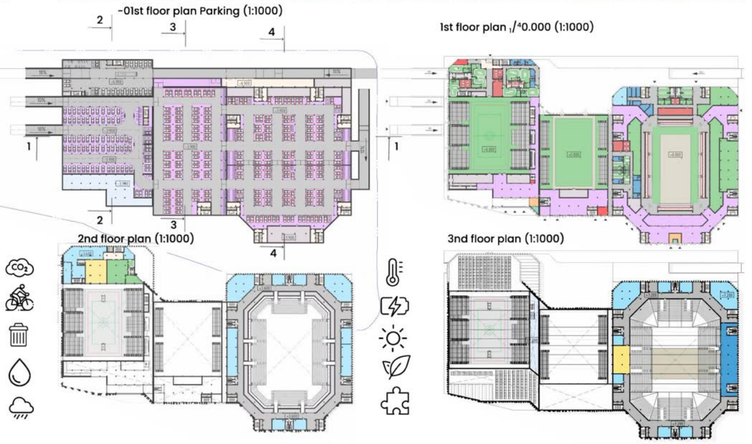


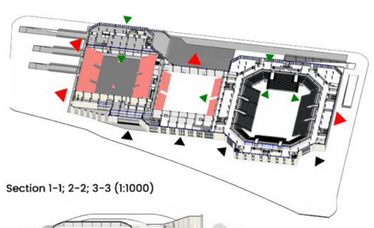
09 | INDOOR SPORTS HUB Handball | Basketball | Futsal

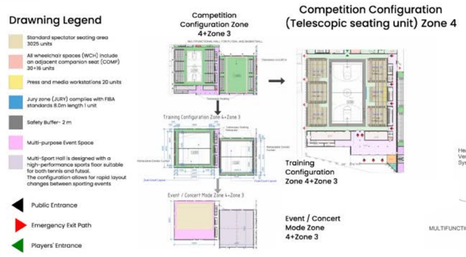


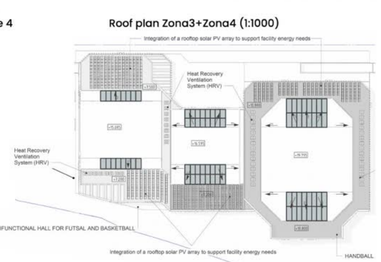








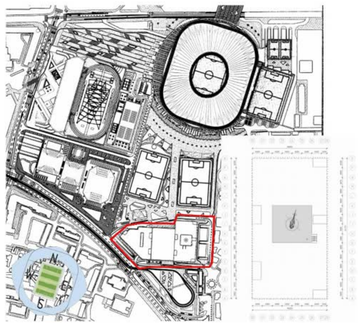






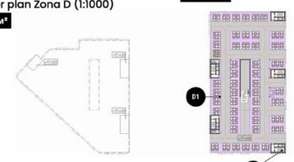
*Detailed plan schedules are provided in the appendices to the explanatory note.

10 | BORONGAJ Public Parking Garage

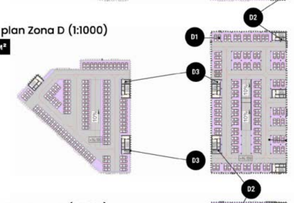


Helipad floor plan Zona D (1:1000)
607.06 м²

Roof floor plan Zona D (1:1000)
4258.84 м²



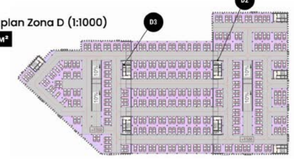
5th floor plan Zona D (1:1000)
7744.84 м²



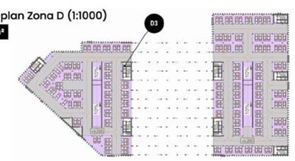
4th floor plan Zona D (1:1000)
11587.82 м²



3th floor plan Zona D (1:1000)
11594.66 м²



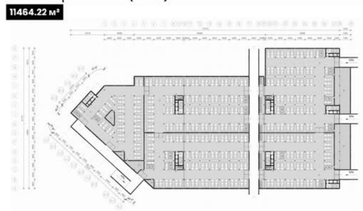
2th floor plan Zona D (1:1000)
7728.02 м²



1th floor plan Zona D (1:1000)
7696.67 м²



-01st floor plan Zona D (1:1000)
11464.22 м²



*Detailed plan schedules are provided in the appendices to the explanatory note.



FUNCTIONAL ZONING

- Parking area
- Sanitare zones
- Common areas and evacuation routes
- Commercial area
- Maintenance and storage area

EXPLICATION

D 1 Parking
D 2 Staircase and elevator unit
D 3 WC

Borongaj Public Parking and Transit Hub (Zone D)

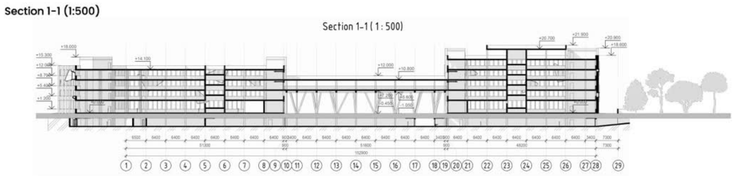
The Borongaj transit hub is designed as the main multimodal southern gateway to the complex.
For optimization purposes, the project proposes a rational departure from creating a deep underground parking facility: due to high geotechnical risks and seasonal groundwater levels, construction is strictly localized to the footprint of the existing open bus parking lot.

- CAPEX Reduction and Operational Continuity: Preserving the existing tram turning loop and historic buildings (the station and restaurant) guarantees the uninterrupted operation of the transit hub throughout all construction stages and significantly reduces capital expenditures.
- 1,500-Space Hybrid Structure: The parking complex is designed as a combined structure consisting of just 1 compact underground level and several above-ground semi-open blocks.
- Smart Zoning: The volume is divided into independent functional compartments for the safe distribution of fan groups and everyday use scenarios (Park & Ride).
- Safety Infrastructure: A helipad is provided on the roof of the high parking tower to serve the needs of emergency services.
- Safe Pedestrian Hub: A covered, shaded plaza is formed between the above-ground parking blocks, providing a safe pedestrian passage zone for spectators heading to the sports arenas.

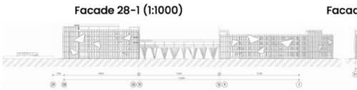
Facade 1-28 (1:500)



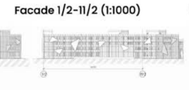
Section 1-1 (1:500)



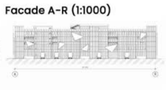
Facade 28-1 (1:1000)



Facade 1/2-11/2 (1:1000)



Facade A-R (1:1000)



Section 2 (1:1000)

