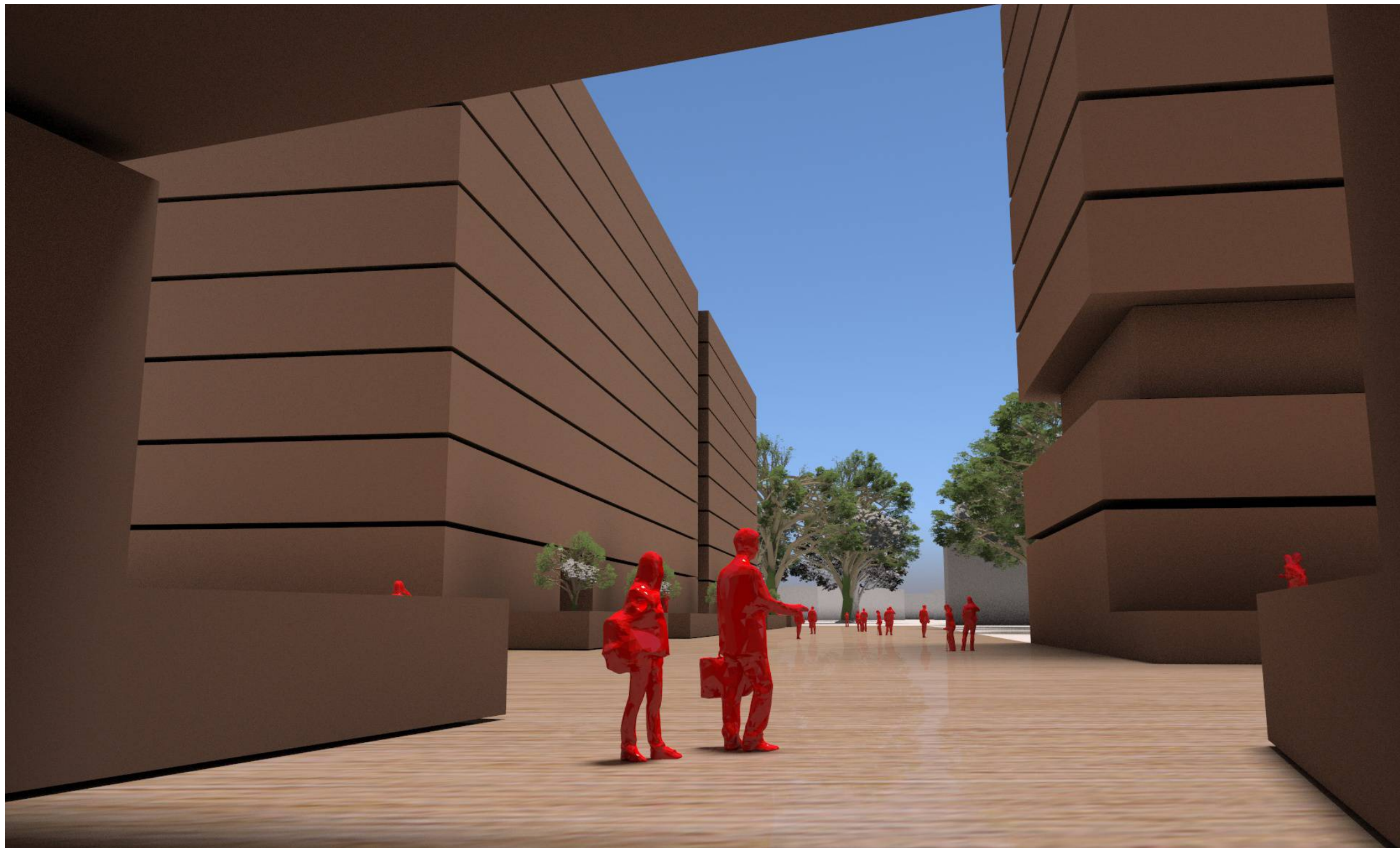




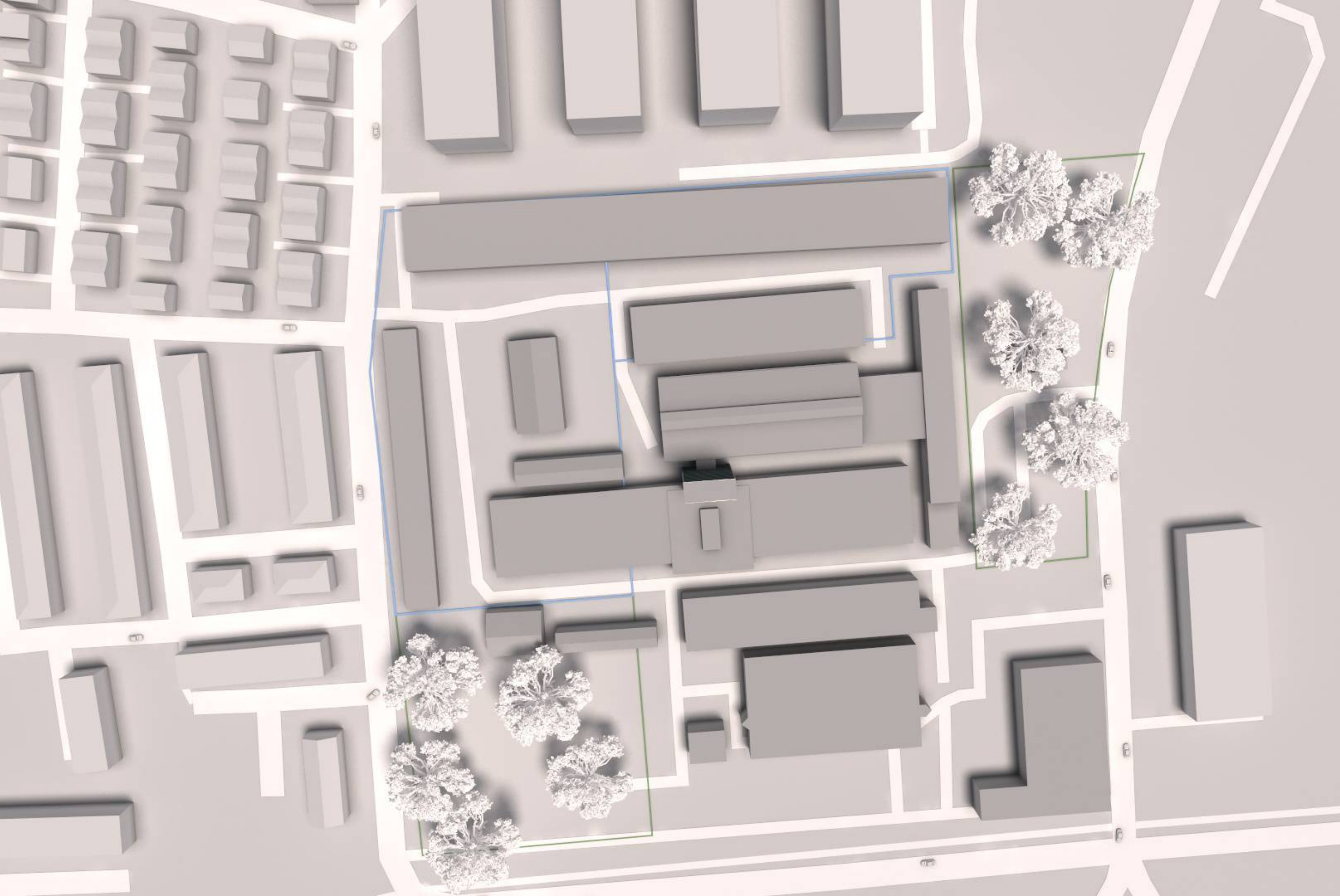
Stambeni kompleks TEŽ

Idejno rješenje 18. 10. 2018.



1

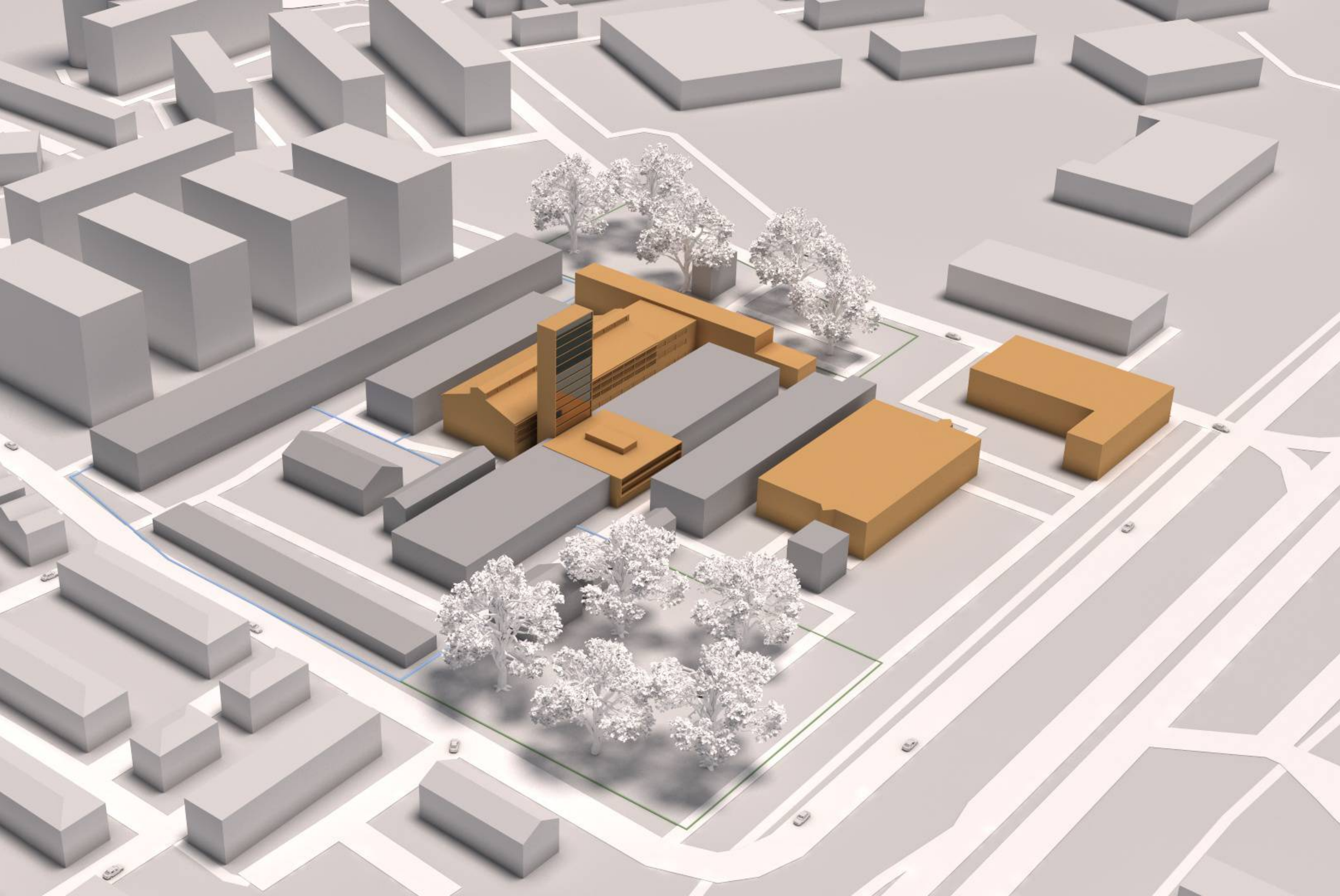
situacija



Postojeće stanje



NVA



Postojeće stanje



NVA



Rušenje

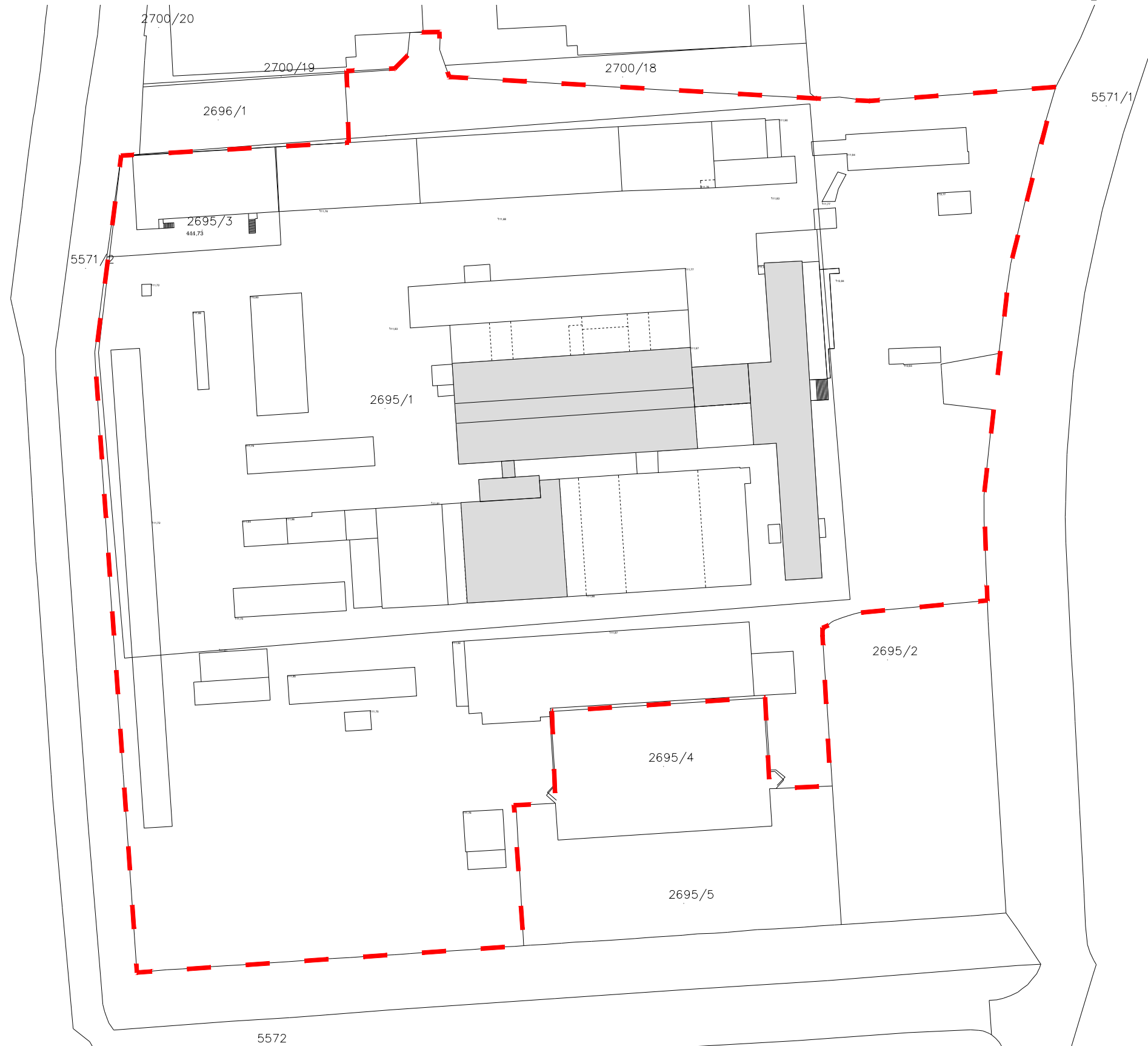


NVA

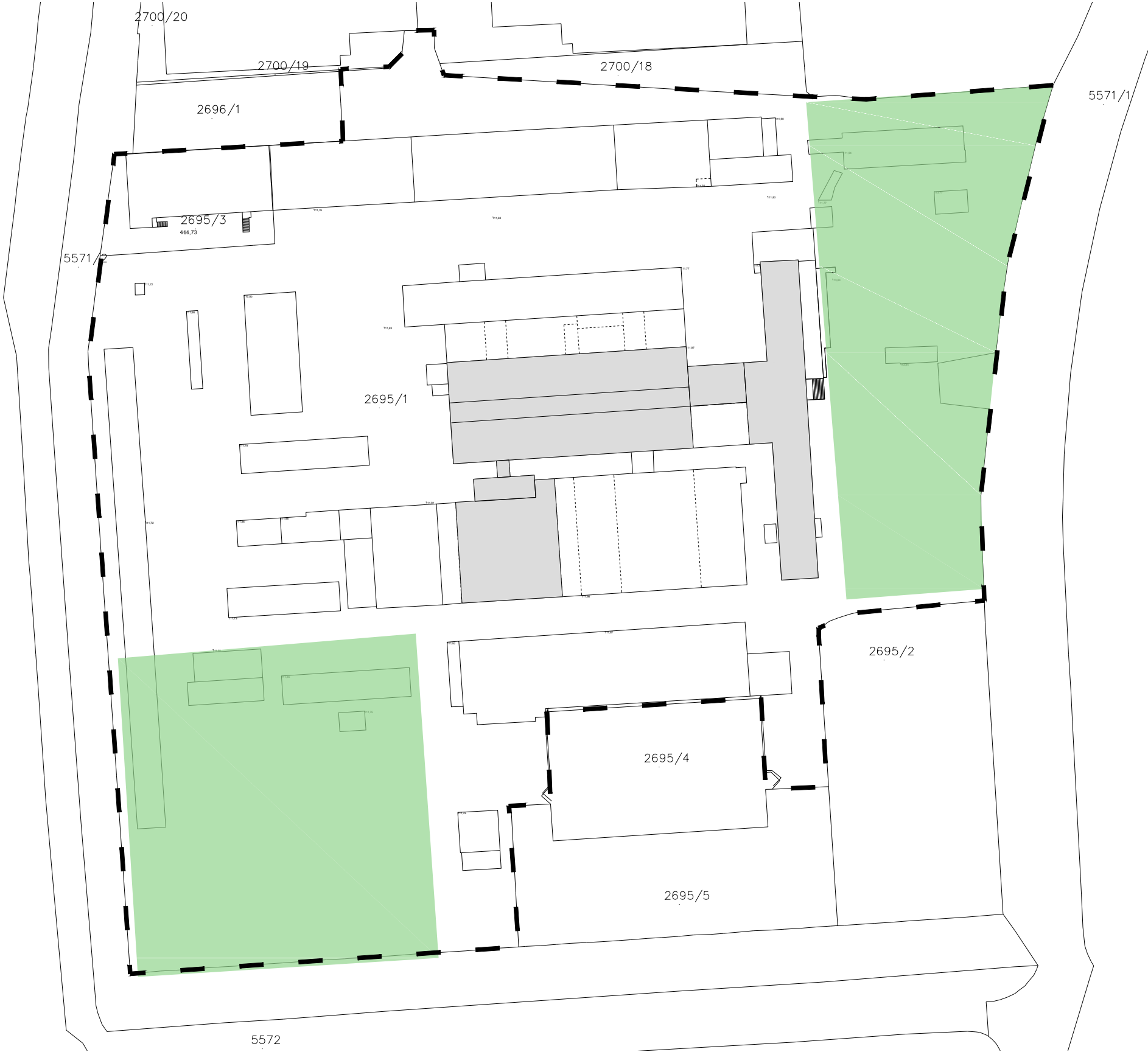
2

parcelacija

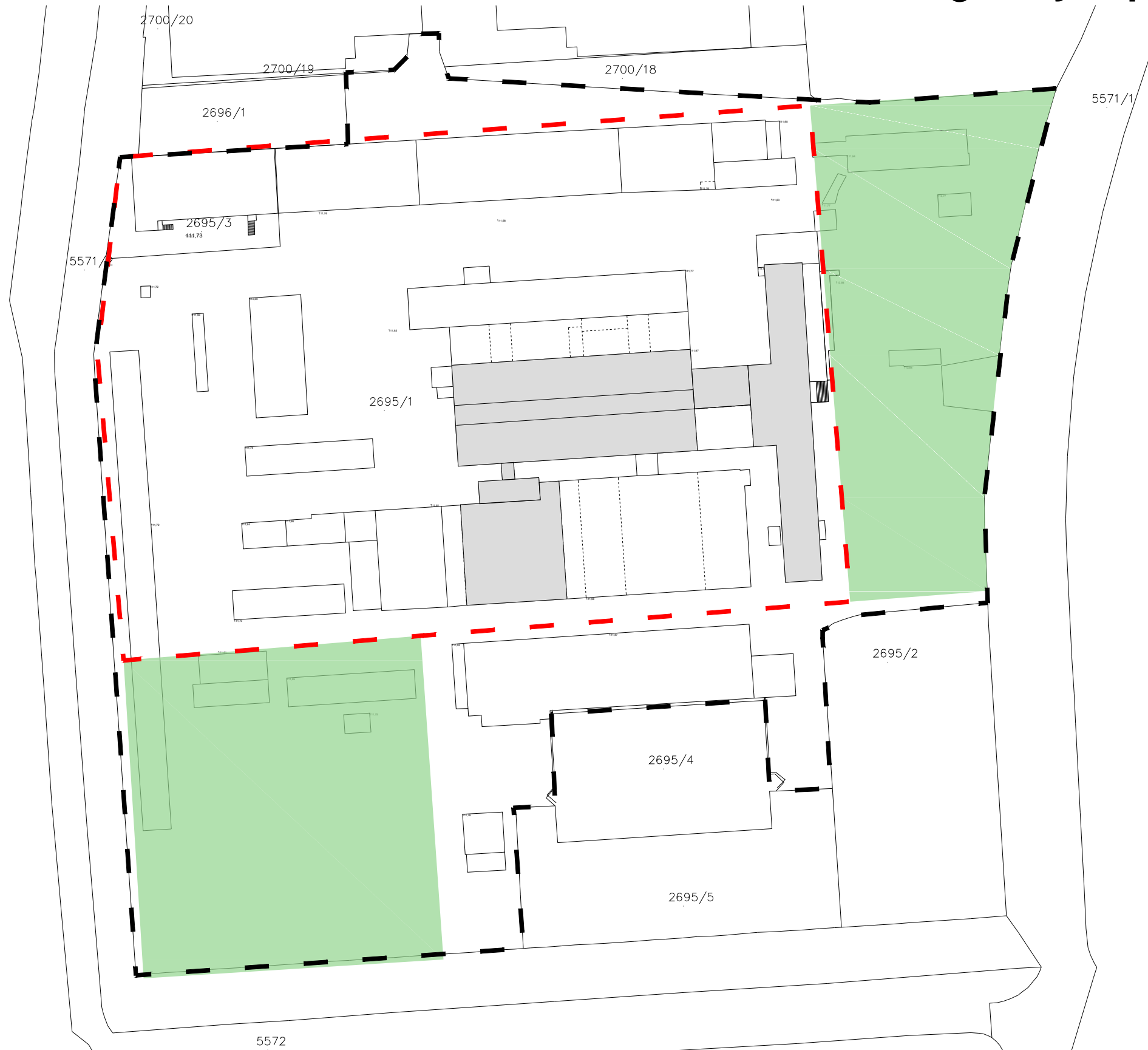
parcels TEŽ



odvajanje zelenih zona



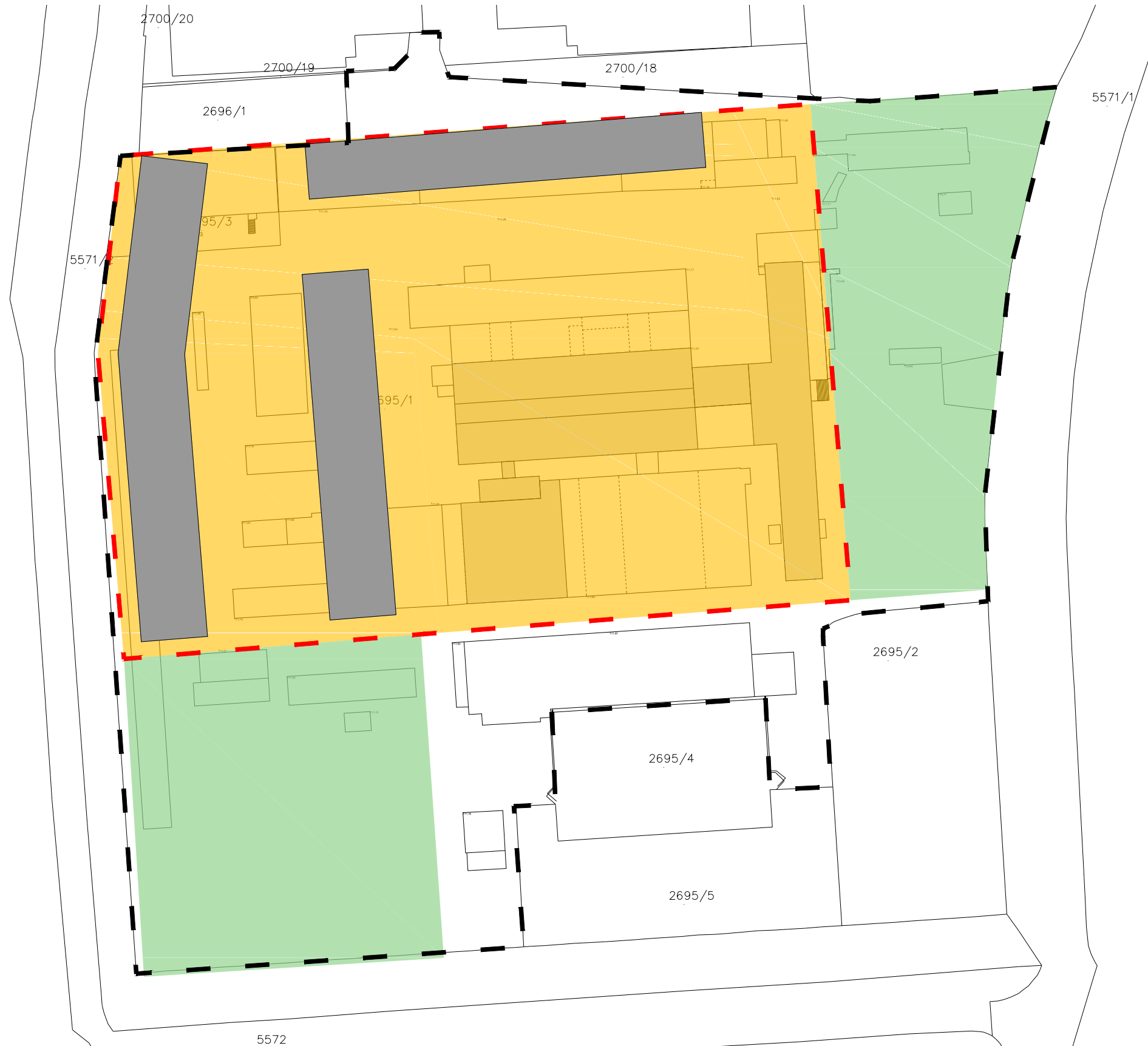
čestica za novu gradnju - prvi korak



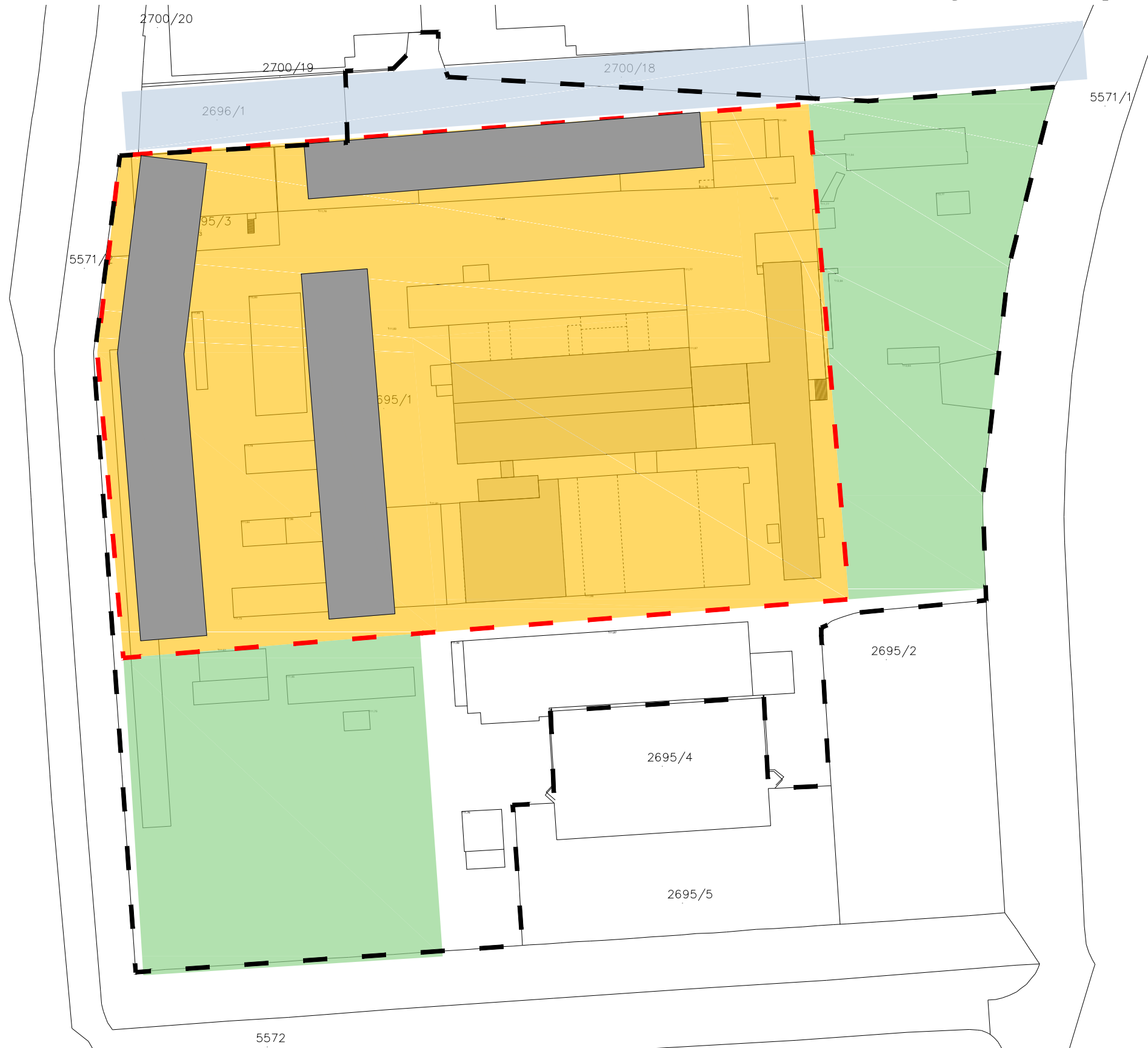
nova izgradnja



suvlasništvo



sjeverna prometnica



stvaranje posebnih čestica - drugi korak

$P = 14100 \text{ m}^2$
 $GBP = 40700 \text{ m}^2$
 $Kis = 2.9$
 $Kig = 0.35$



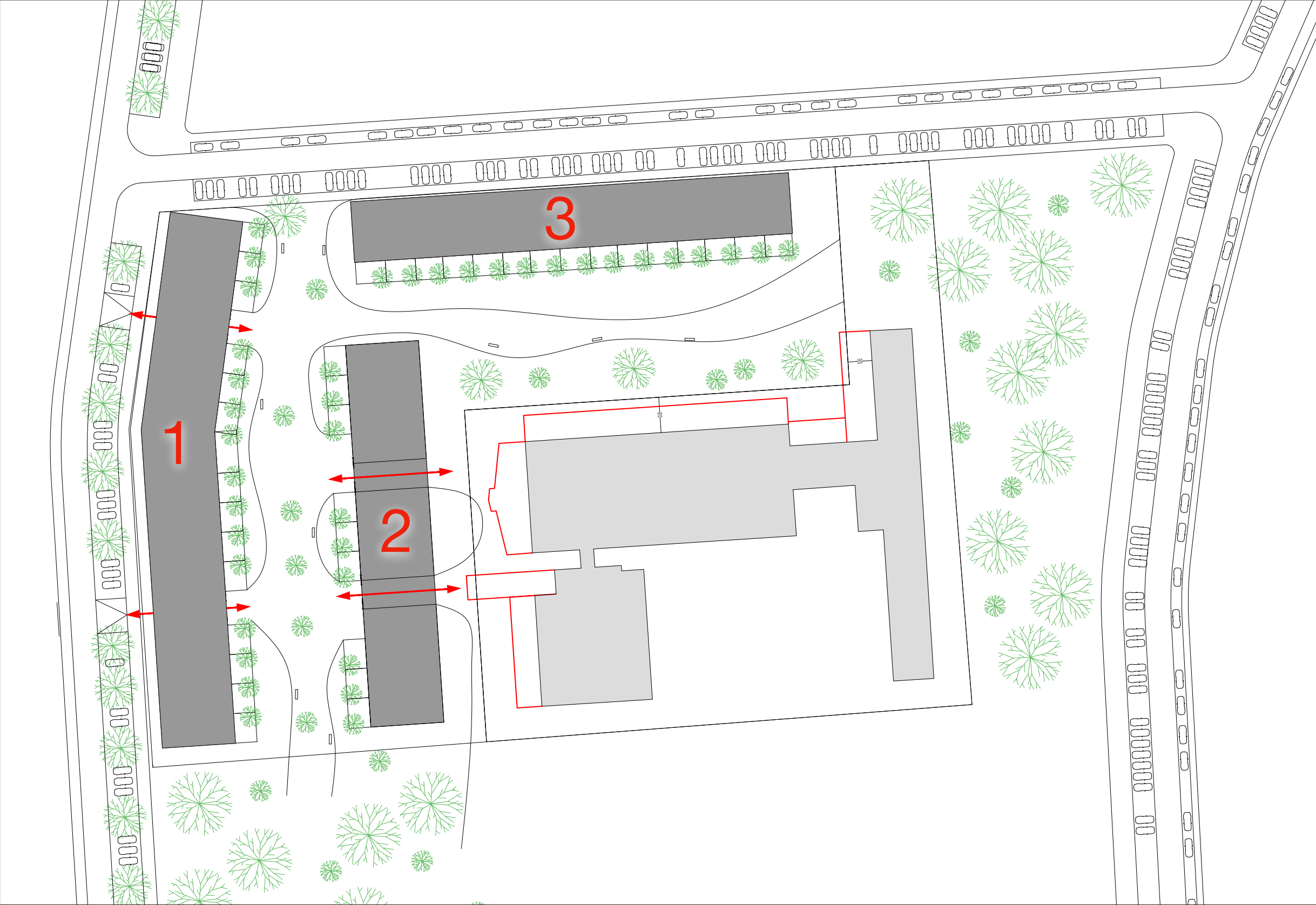
$P = 9550 \text{ m}^2$
 $GBP < 28650 \text{ m}^2$
 $Kis < 3$ (28650 m^2)
 $Kig = 0.35$ (0.5)



- **odvajanje zelenih zona**
- **čestica za novu gradnju - prvi korak**
- **nova izgradnja**
- **suvlasništvo**
- **sjeverna prometnica**
- **stvaranje posebnih čestica - drugi korak**

3

idejno rješenje





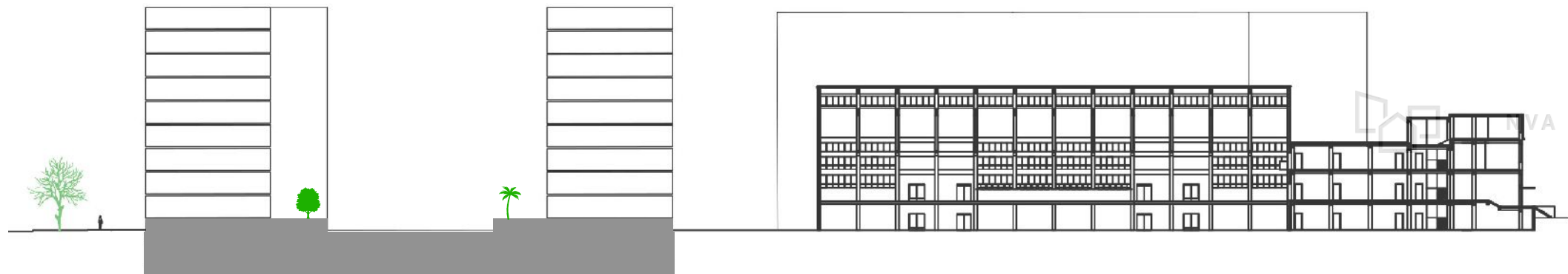


GBP = 40700 m²

Kis = 2.9

Kig = 0.35

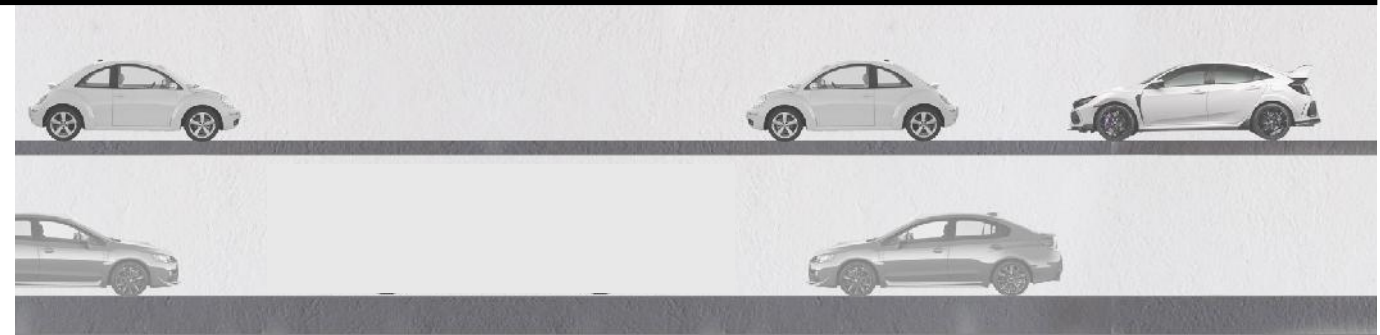
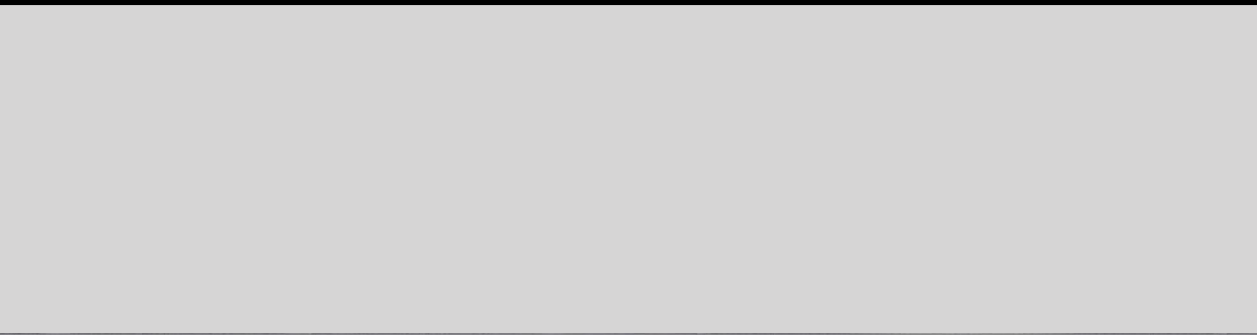
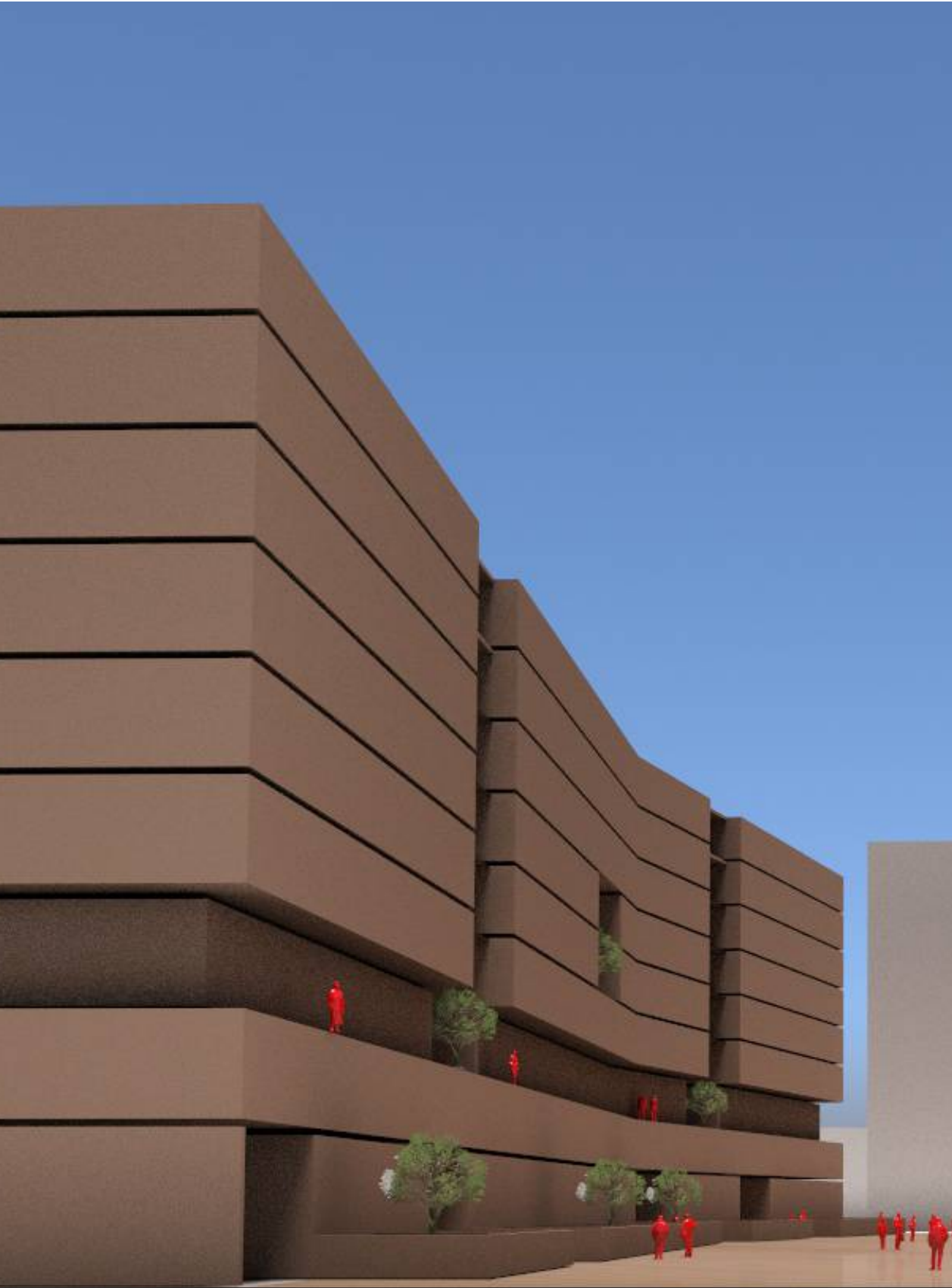
Visina P+8

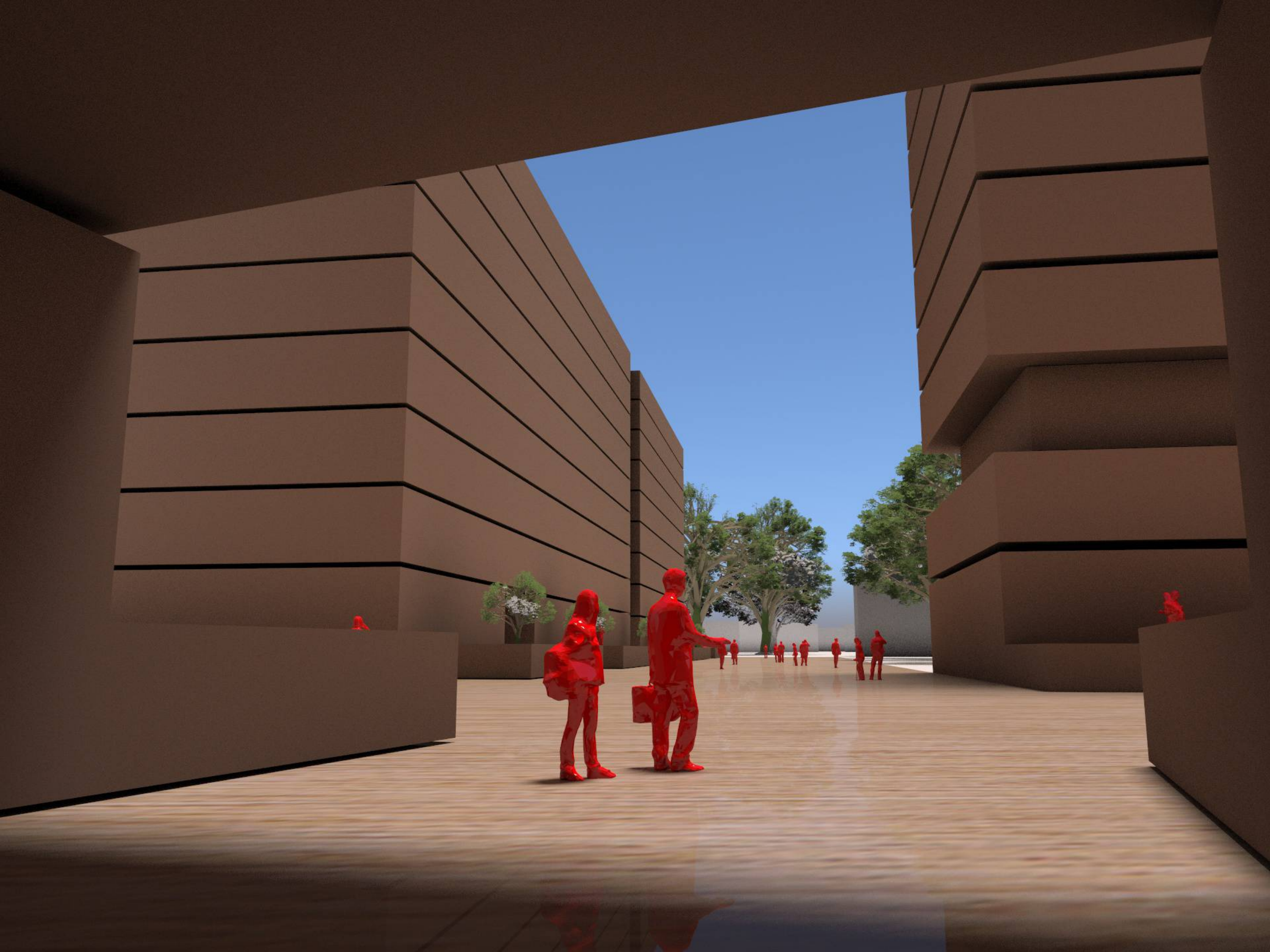


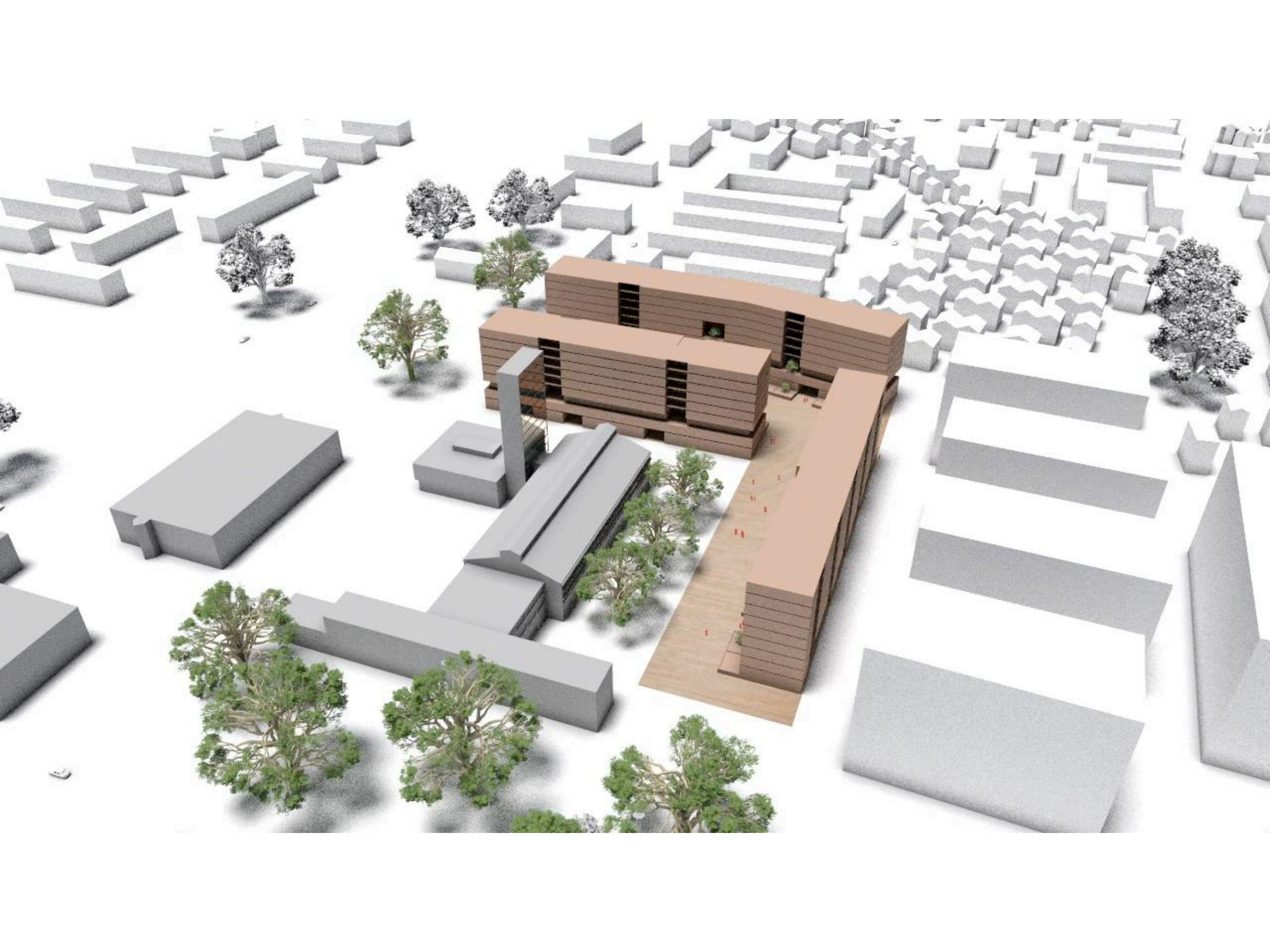








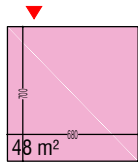




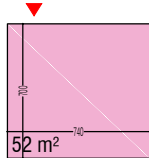
4

stanovi, kvadrature

G

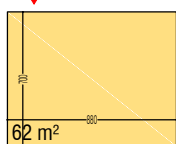


48 m²

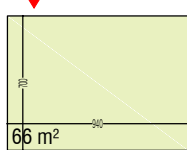


52 m²

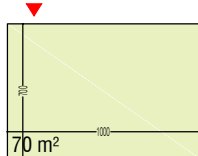
0.5 S



62 m²

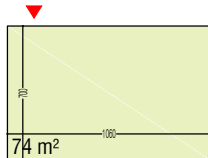


66 m²



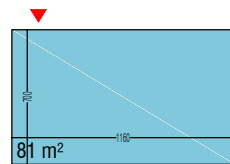
70 m²

1 S

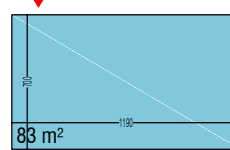


74 m²

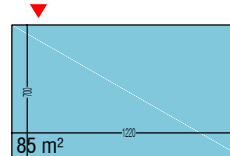
1.5 S



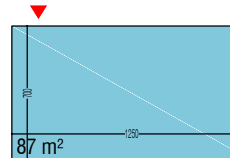
81 m²



83 m²

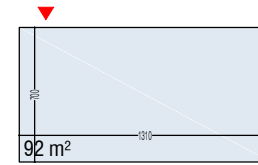


85 m²

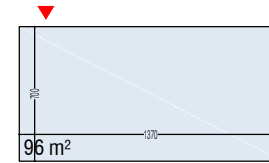


87 m²

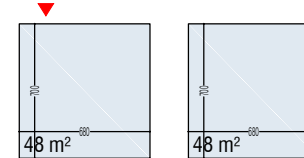
2 S



92 m²

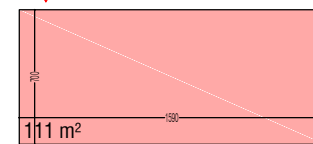


96 m²

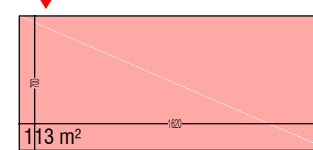


96 m²

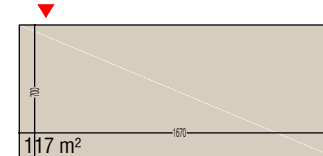
2.5 S



111 m²

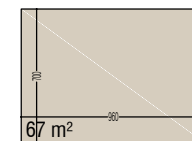
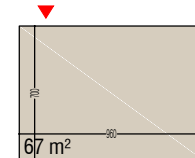


113 m²

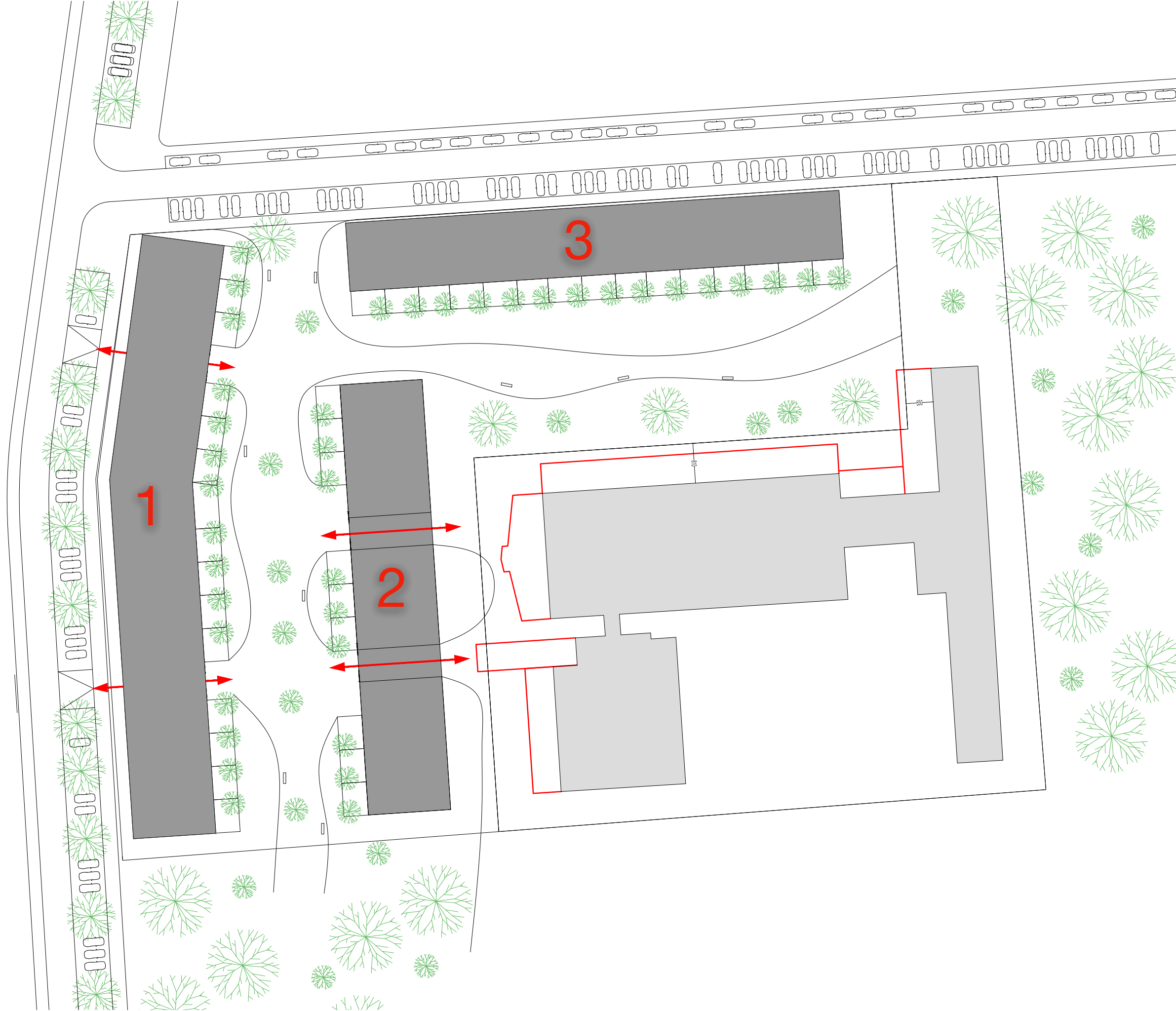


117 m²

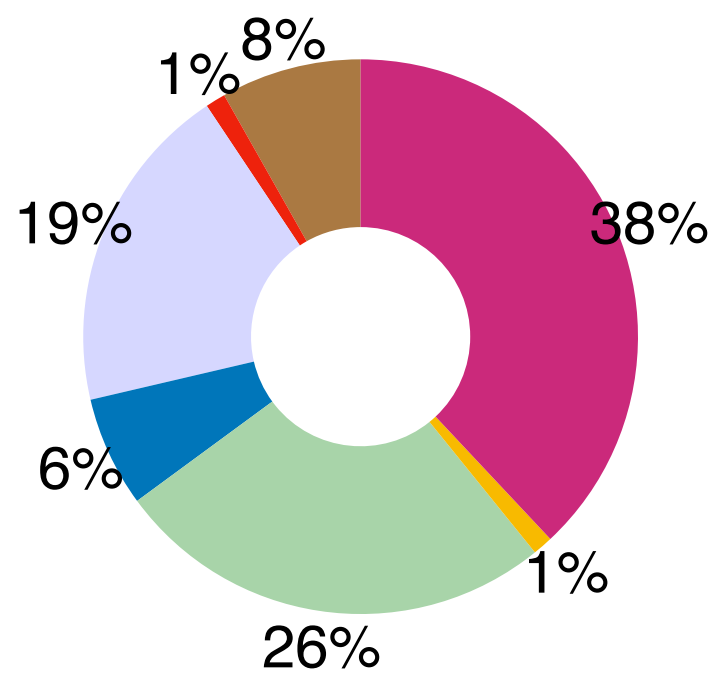
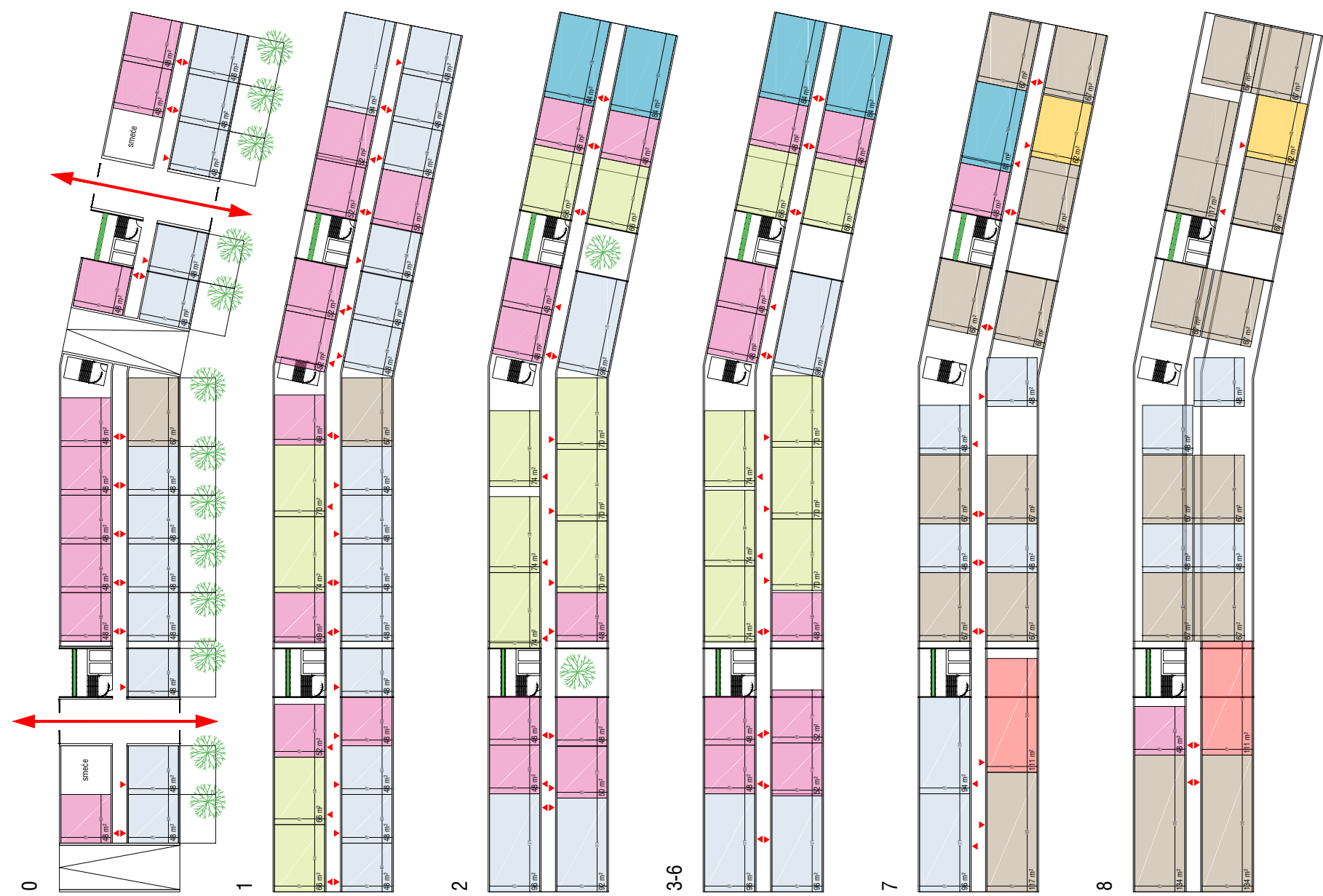
3 S



134 m²



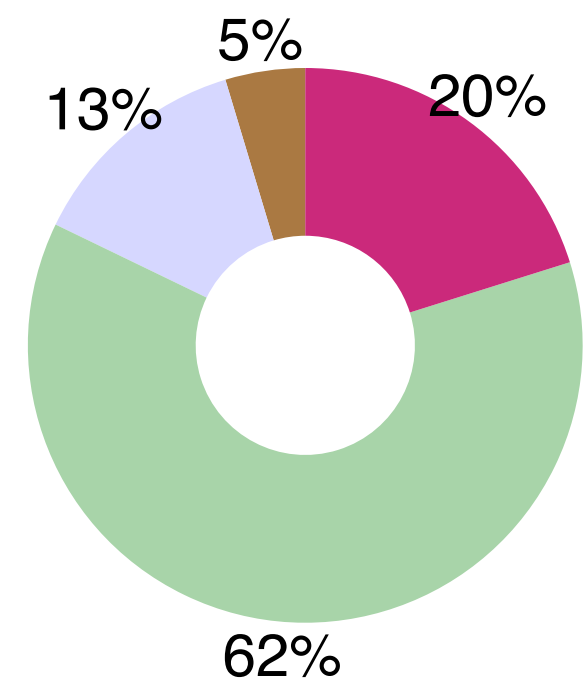
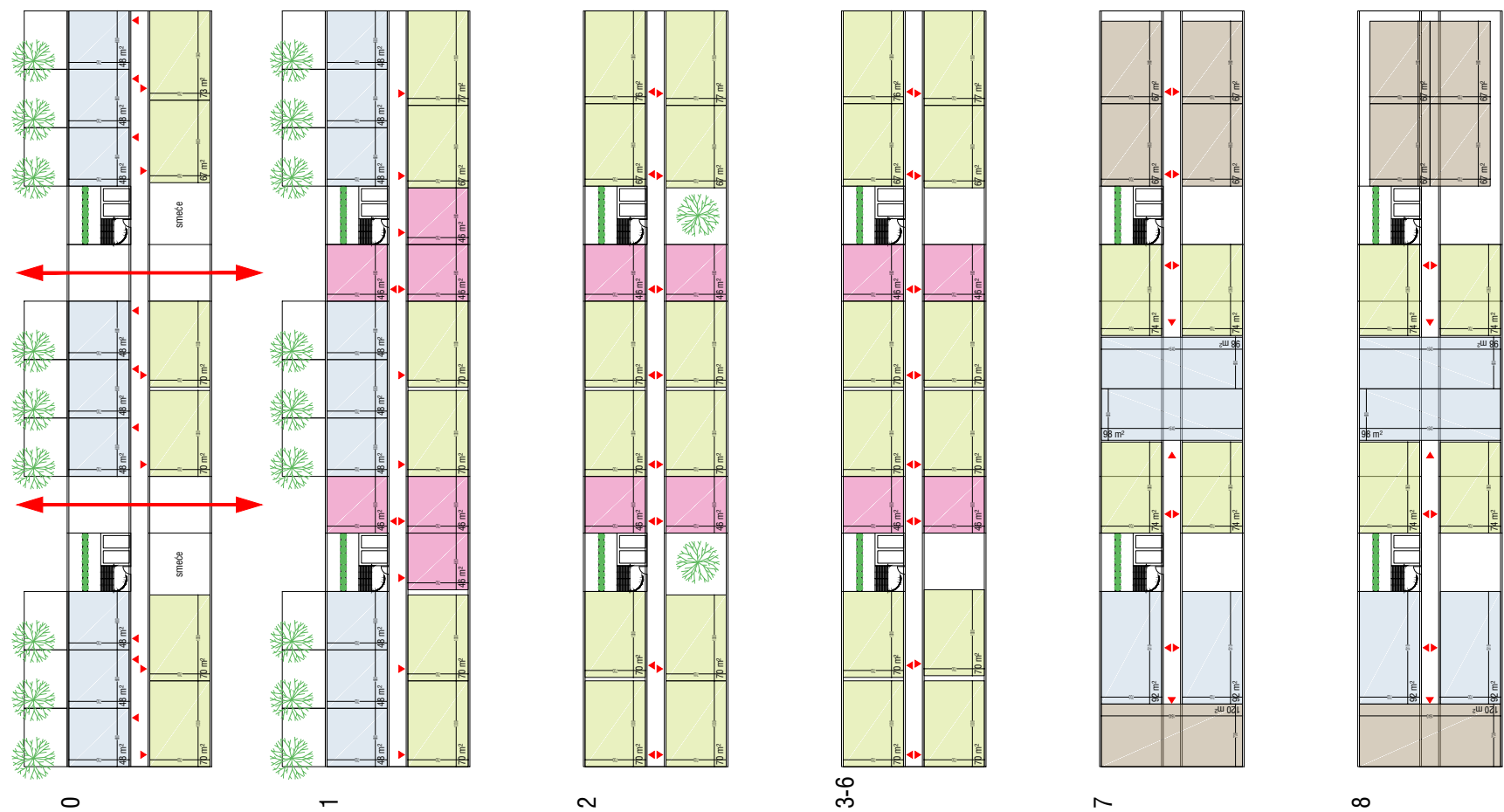
Zgrada 1



- Garsonijera
- 0.5 sobni
- 1 sobni
- 1.5 sobni
- 2 sobni
- 2.5 sobni
- 3 sobni

	Zgrada 1	Zgrada 2	Zgrada 3a	Ukupno
Bruto [m ²]	16500	11800	12400	40700

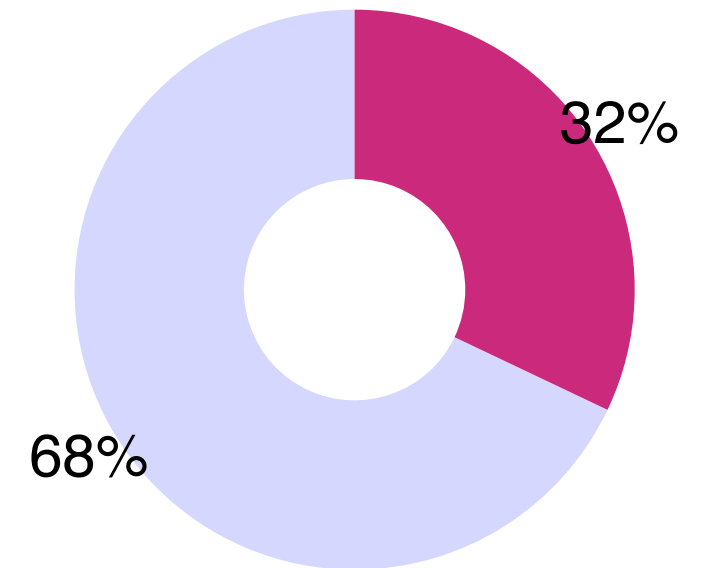
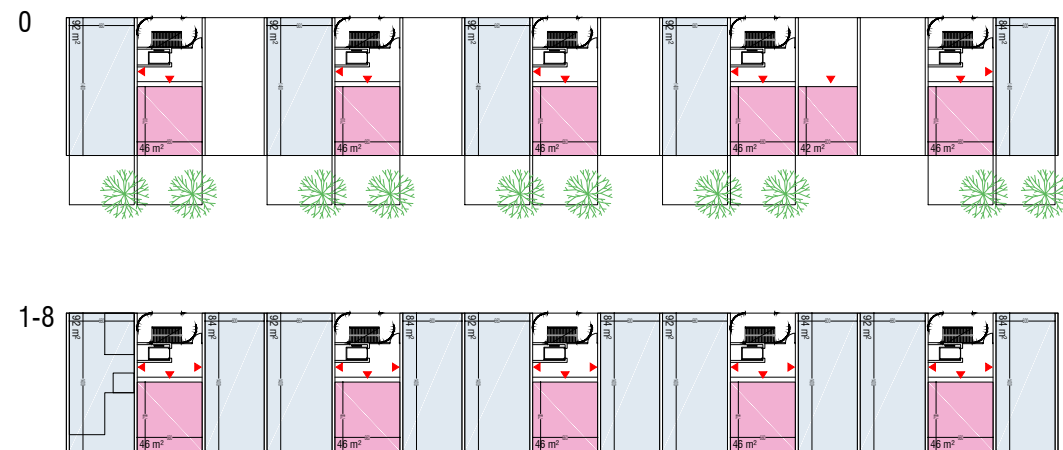
Zgrada 2



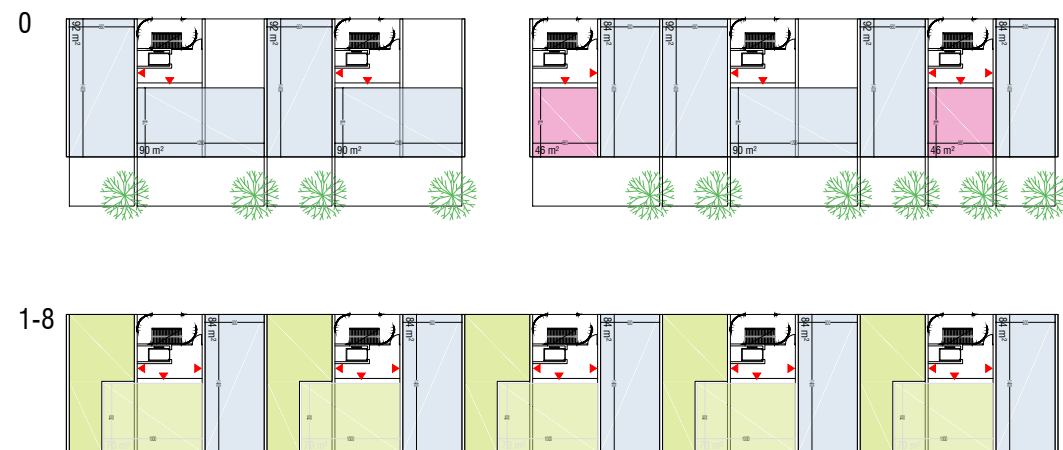
- Garsonijera
- 0.5 sobni
- 1 sobni
- 1.5 sobni
- 2 sobni
- 2.5 sobni
- 3 sobni

	Zgrada 1	Zgrada 2	Zgrada 3a	Ukupno	
Bruto [m ²]	16500	11800	12400	40700	

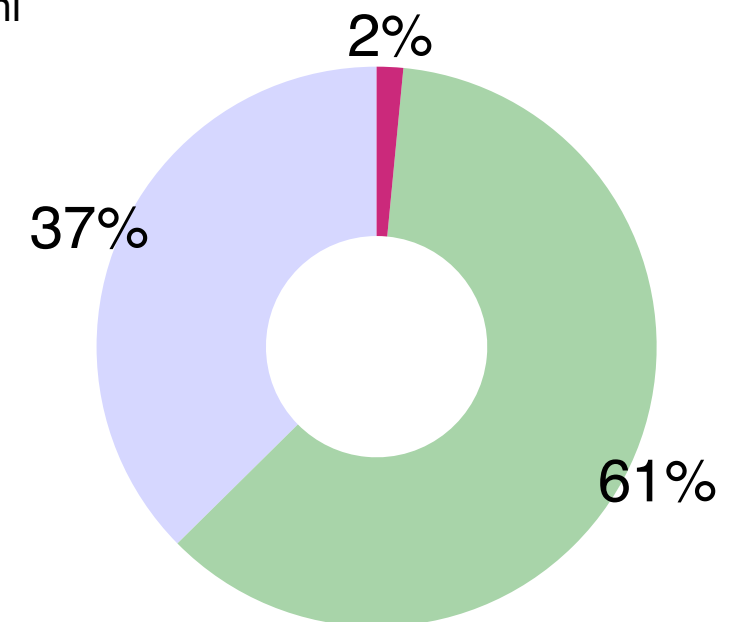
Zgrada 3a



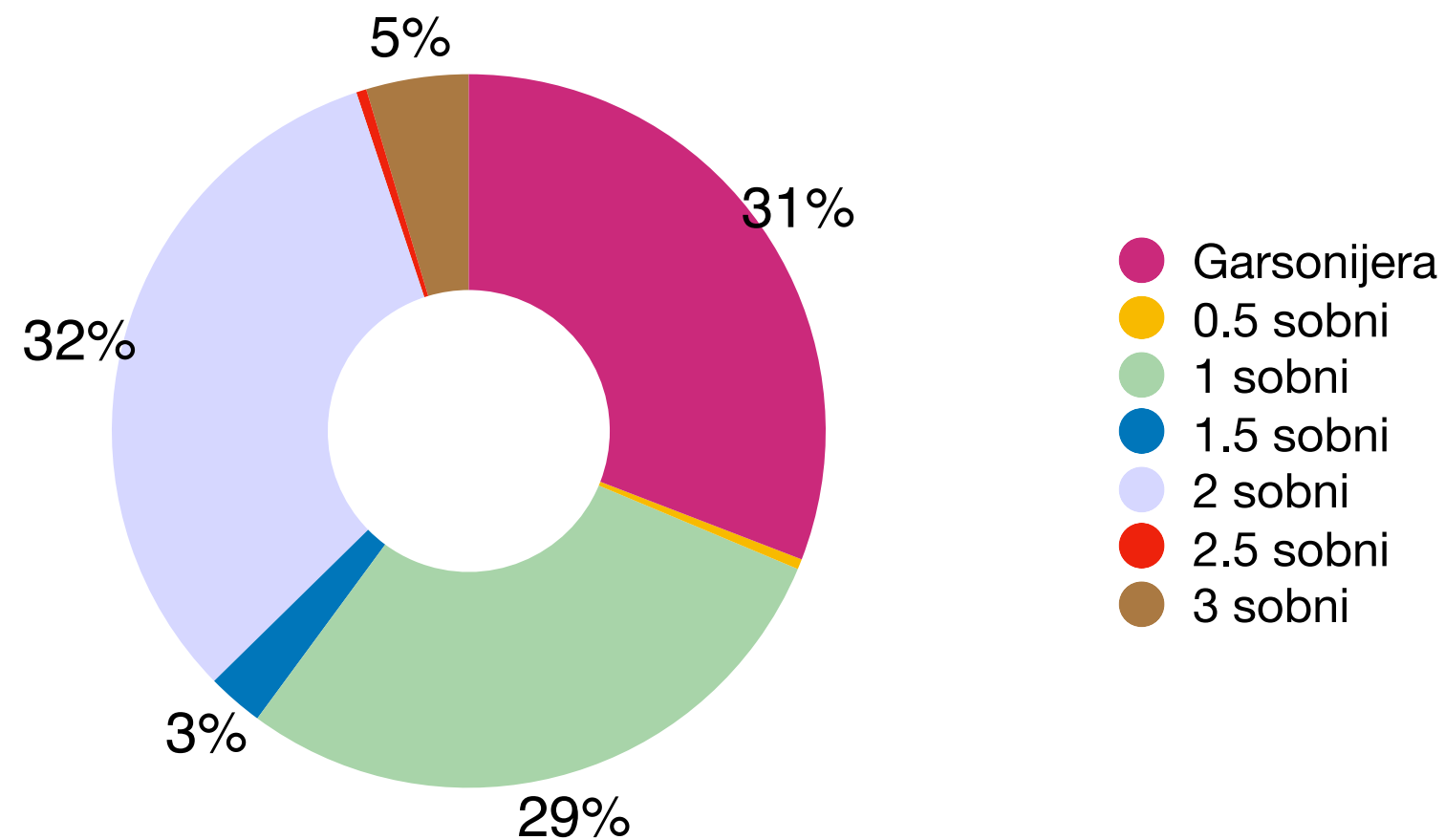
Zgrada 3b



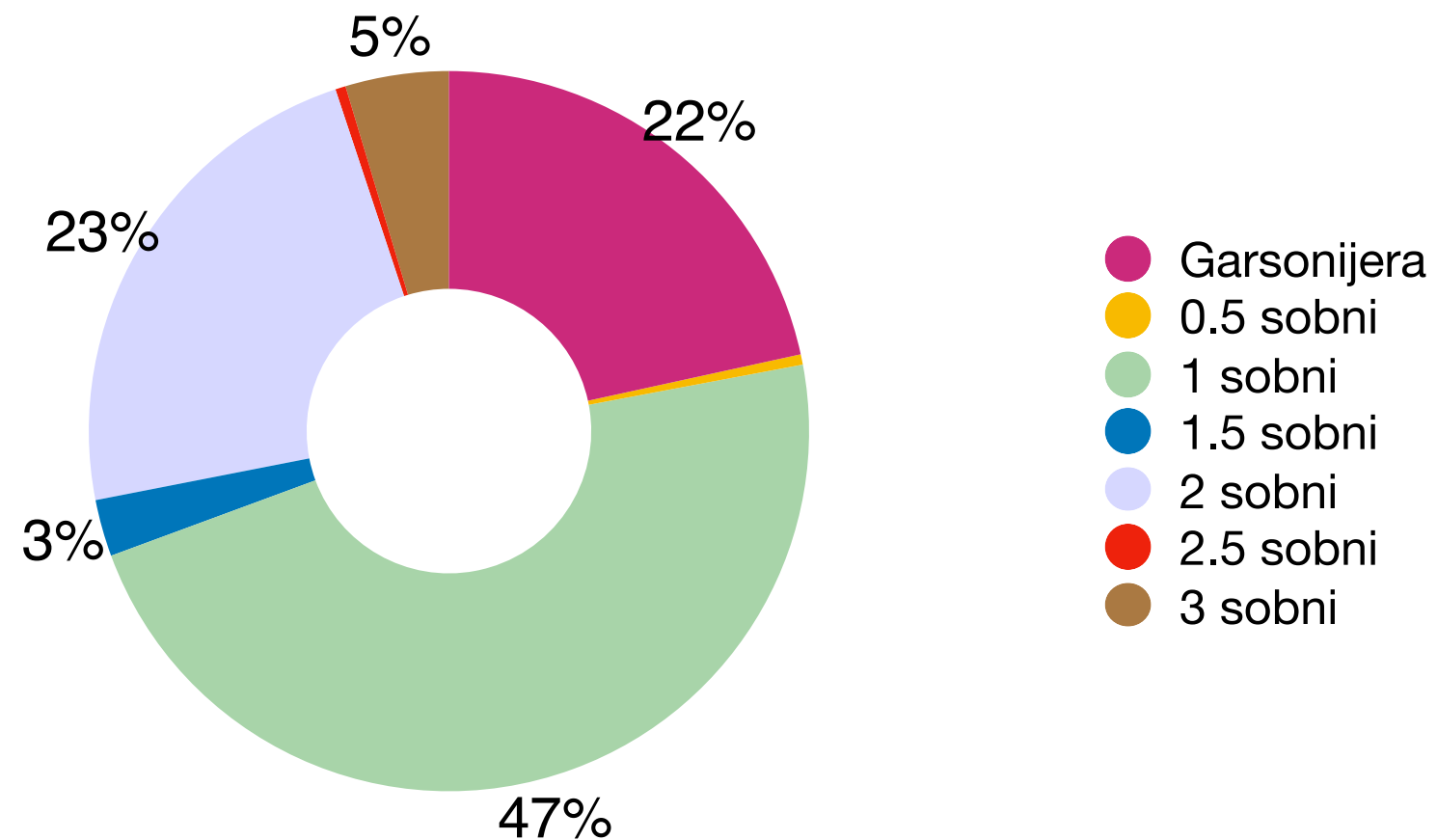
- Garsonijera
- 0.5 sobni
- 1 sobni
- 1.5 sobni
- 2 sobni
- 2.5 sobni
- 3 sobni



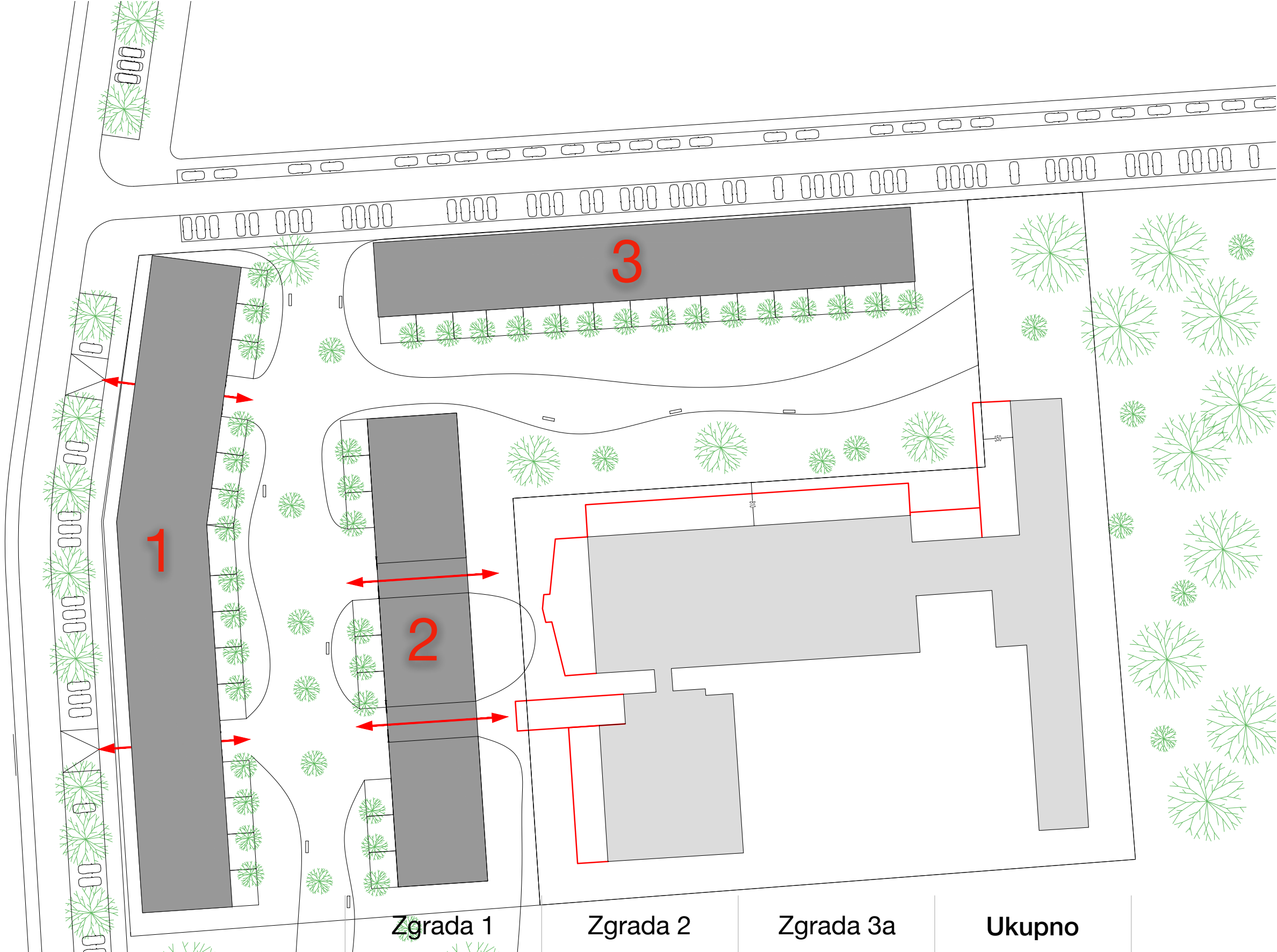
	Zgrada 1	Zgrada 2	Zgrada 3a	Ukupno	
Bruto [m²]	16500	11800	12400	40700	



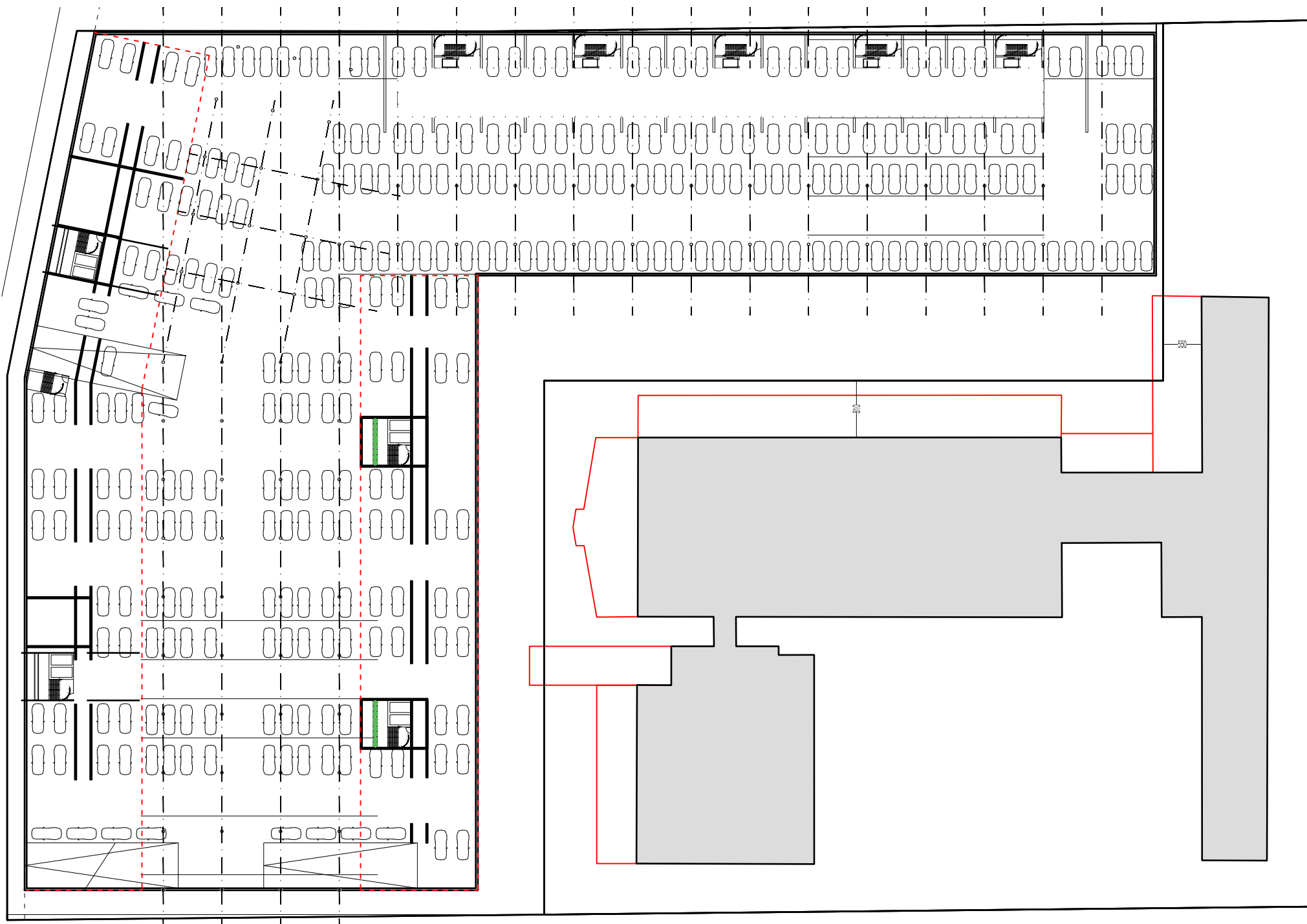
	Bruto /unutarnji/	Zgrada 1		Zgrada 2		Zgrada 3a		Ukupno		
Garsonijera	46, 52 m ²	65	38,0%	26	20,2%	42	32,1%	133	30,9%	
0.5 sobni	62 m ²	2	1,2%	0	0,0%	0	0,0%	2	0,5%	
1 sobni	66, 70, 74 m ²	44	25,7%	80	62,0%	0	0,0%	124	28,8%	60,1%
1.5 sobni	81, 83, 85, 87 m ²	11	6,4%	0	0,0%	0	0,0%	11	2,6%	
2 sobni	92, 96 m ²	33	19,3%	17	13,2%	89	67,9%	139	32,3%	
2.5 sobni	111, 113 m ²	2	1,2%	0	0,0%	0	0,0%	2	0,5%	
3 sobni	117, 134 m ²	14	8,2%	6	4,7%	0	0,0%	20	4,6%	39,9%
		171	100%	129	100%	131	100%	431	100%	100%



	Bruto /unutarnji/	Zgrada 1	Zgrada 2	Zgrada 3b	Ukupno	
Garsonijera	46, 52 m ²	65 38,0%	26 20,2%	2 1,5%	93 21,6%	
0.5 sobni	62 m ²	2 1,2%	0 0,0%	0 0,0%	2 0,5%	
1 sobni	66, 70, 74 m ²	44 25,7%	80 62,0%	80 61,1%	204 47,3%	69,4%
1.5 sobni	81, 83, 85, 87 m ²	11 6,4%	0 0,0%	0 0,0%	11 2,6%	
2 sobni	92, 96 m ²	33 19,3%	17 13,2%	49 37,4%	99 23,0%	
2.5 sobni	111, 113 m ²	2 1,2%	0 0,0%	0 0,0%	2 0,5%	
3 sobni	117, 134 m ²	14 8,2%	6 4,7%	0 0,0%	20 4,6%	30,6%
		171 100%	129 100%	131 100%	431 100%	100%



		Zgrada 1	Zgrada 2	Zgrada 3a	Ukupno
Bruto [m ²]	otvorena stubišta	16500	11800	12400	40700
	zatvorena stubišta	18000	13000	12400	43400



Potrebno Cca 560 PGM
Minimalno dvije podzemne etaže



