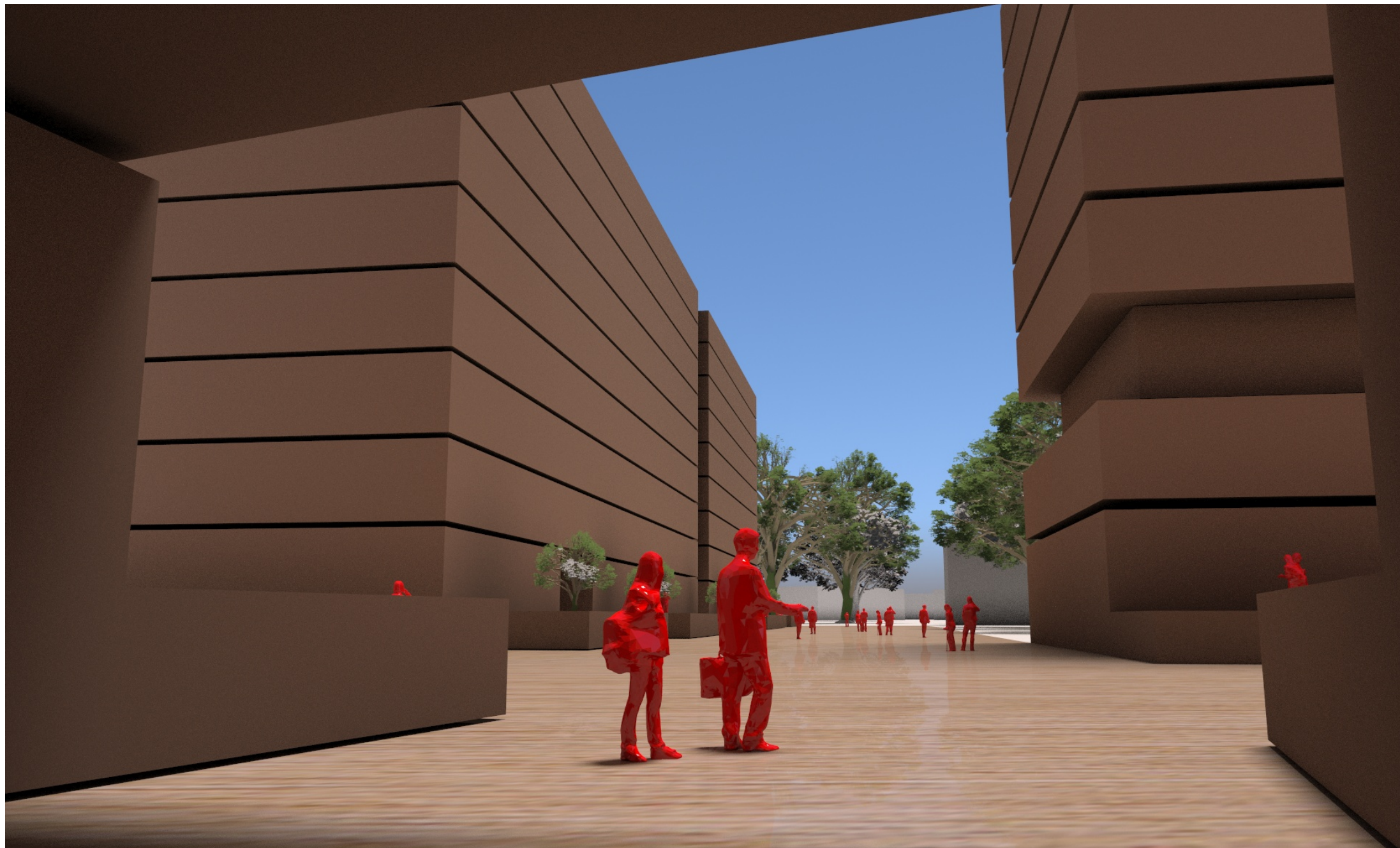




# Stambeni kompleks TEŽ

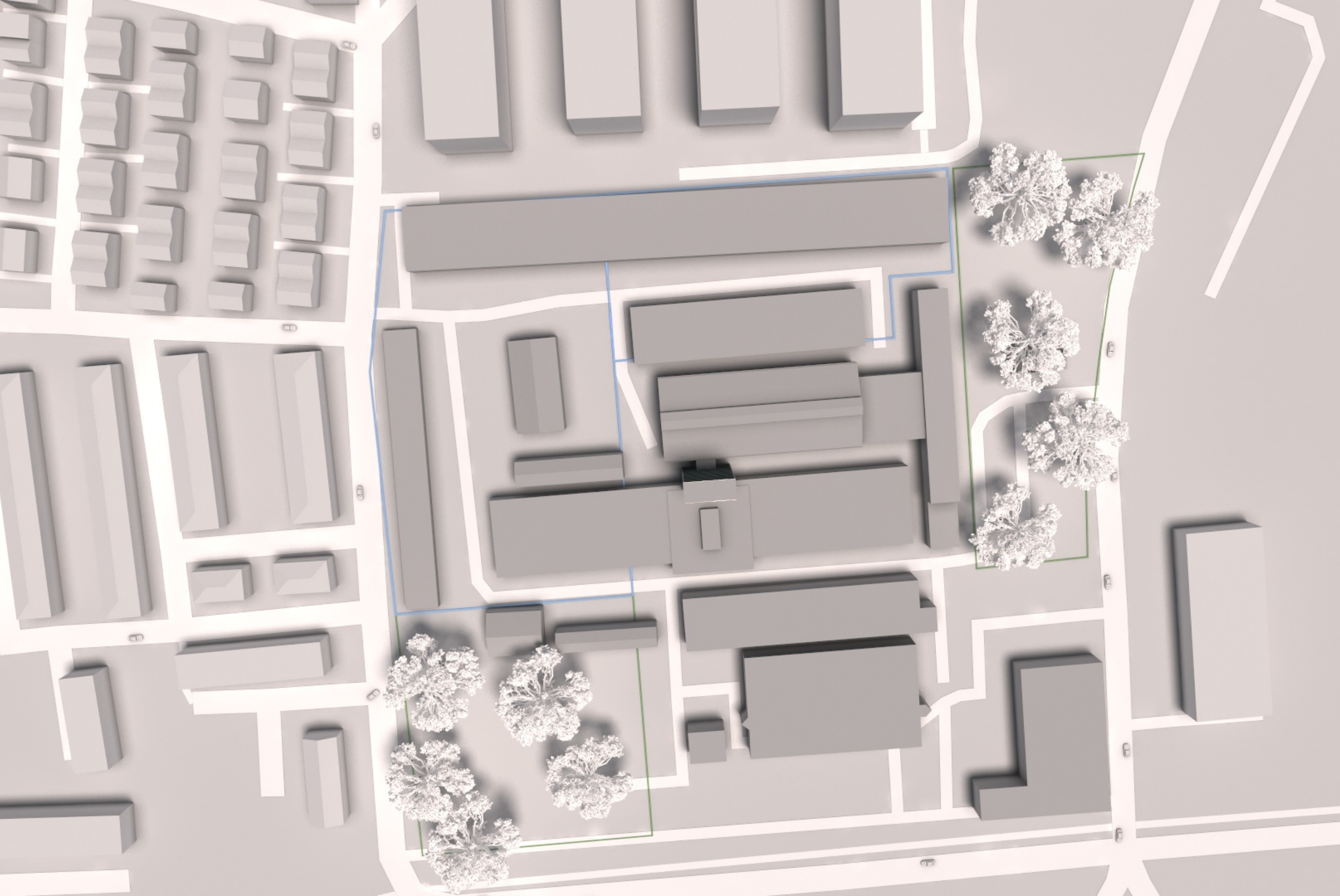
Idejno rješenje 18. 10. 2018.



NVA

# 1

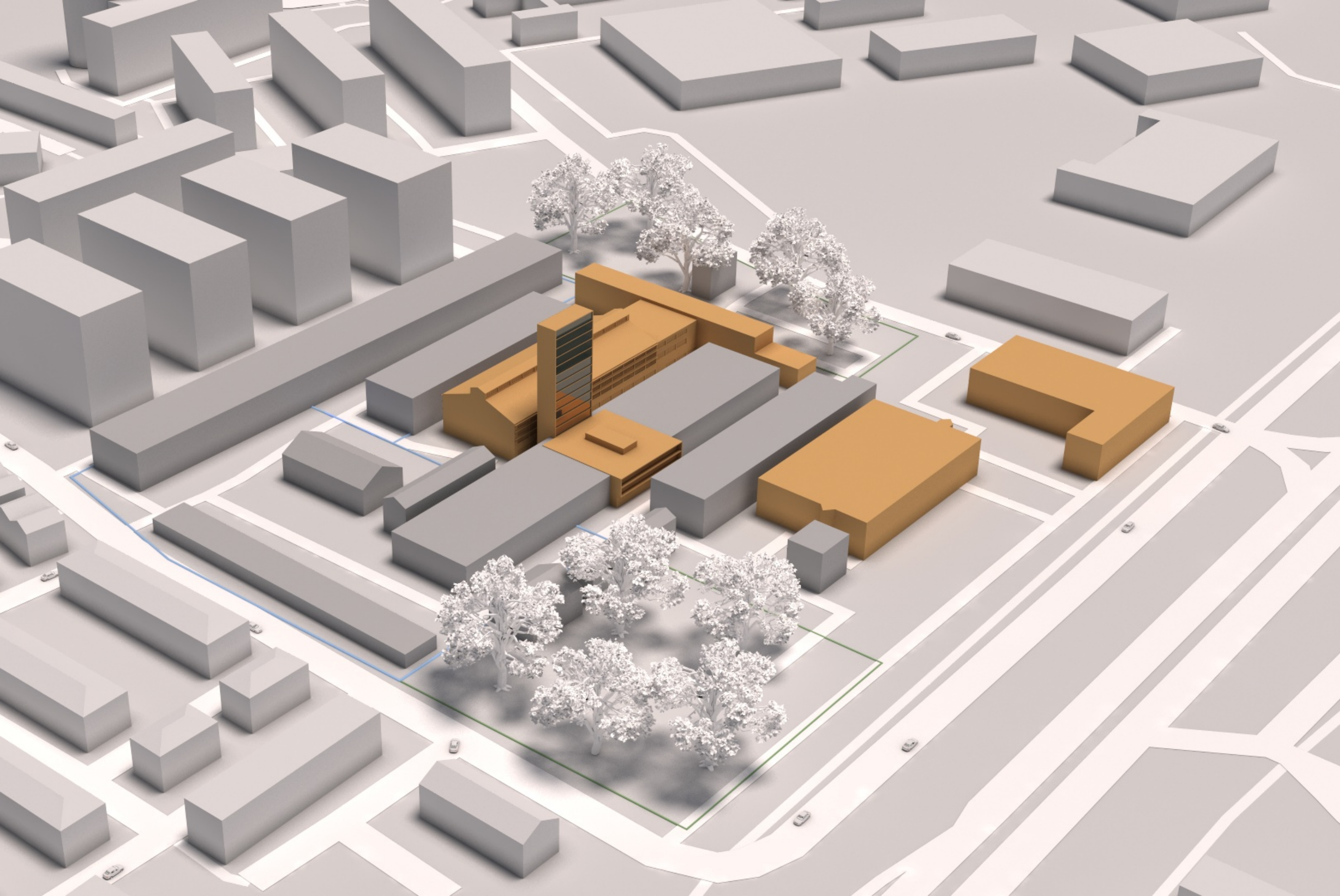
**situacija**



Postojeće stanje



NVA



Postojeće stanje



NVA



Rušenje



NVA

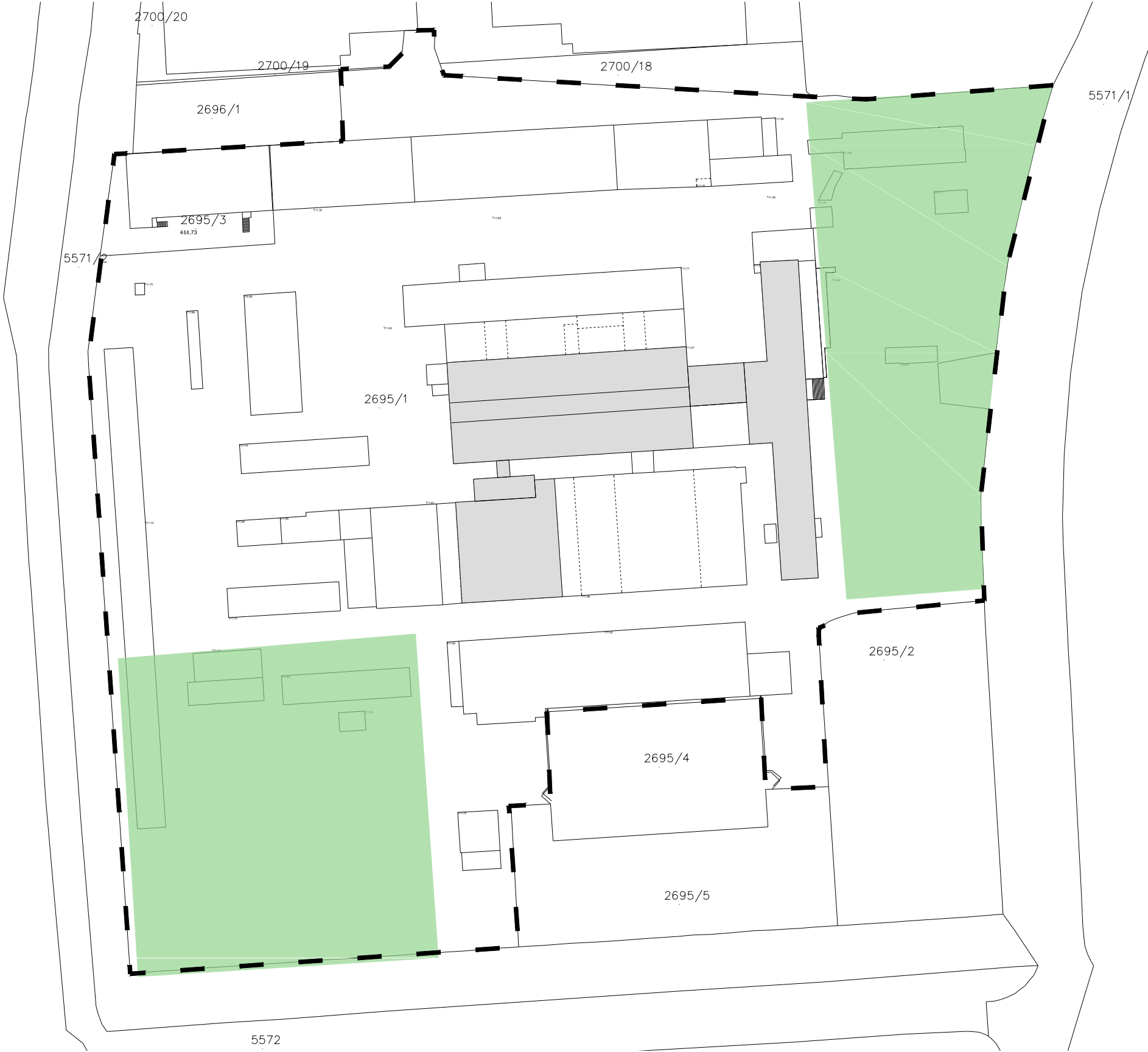
# 2

**parcelacija**

# parcels TEŽ



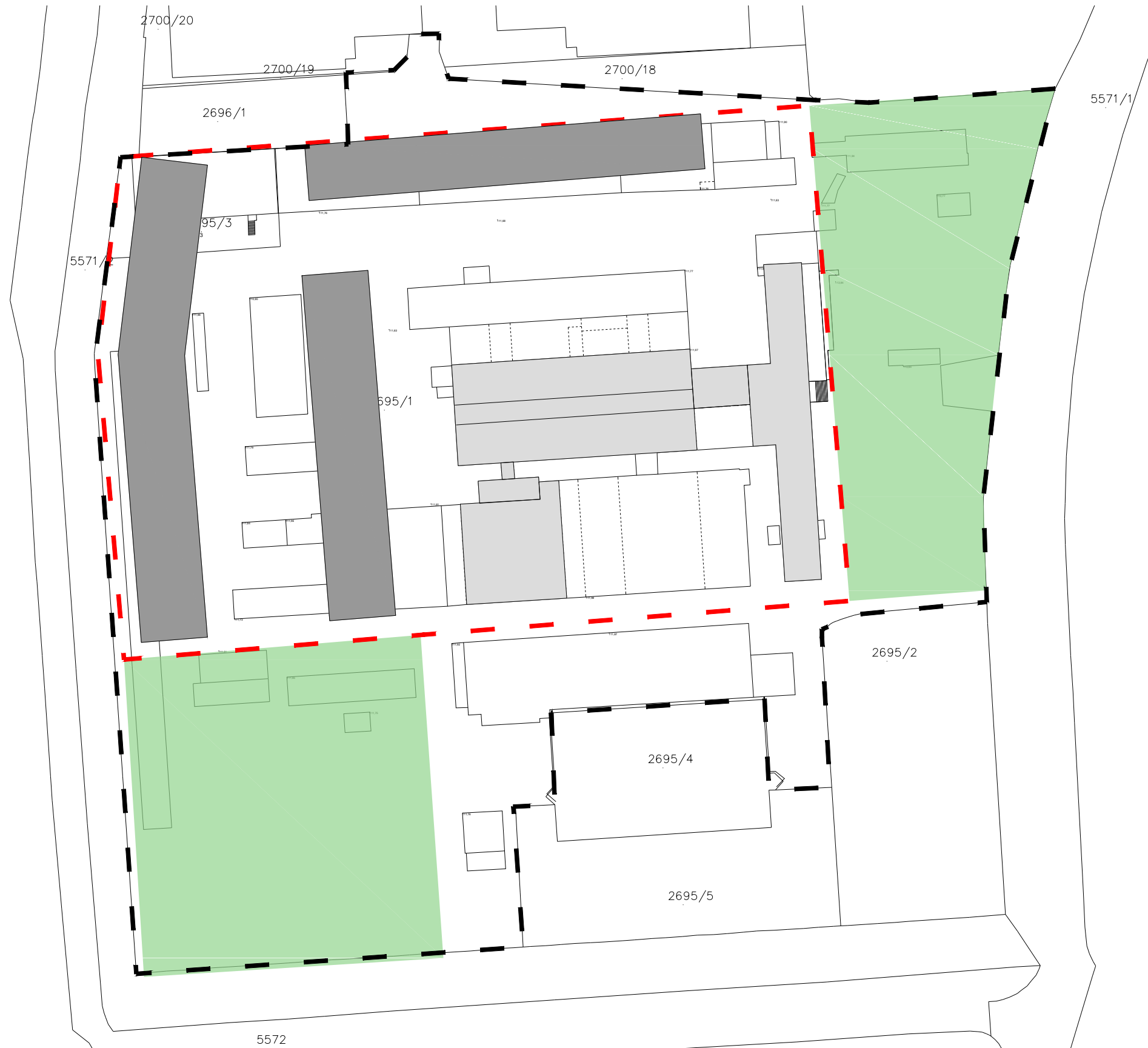
odvajanje zelenih zona



# čestica za novu gradnju - prvi korak



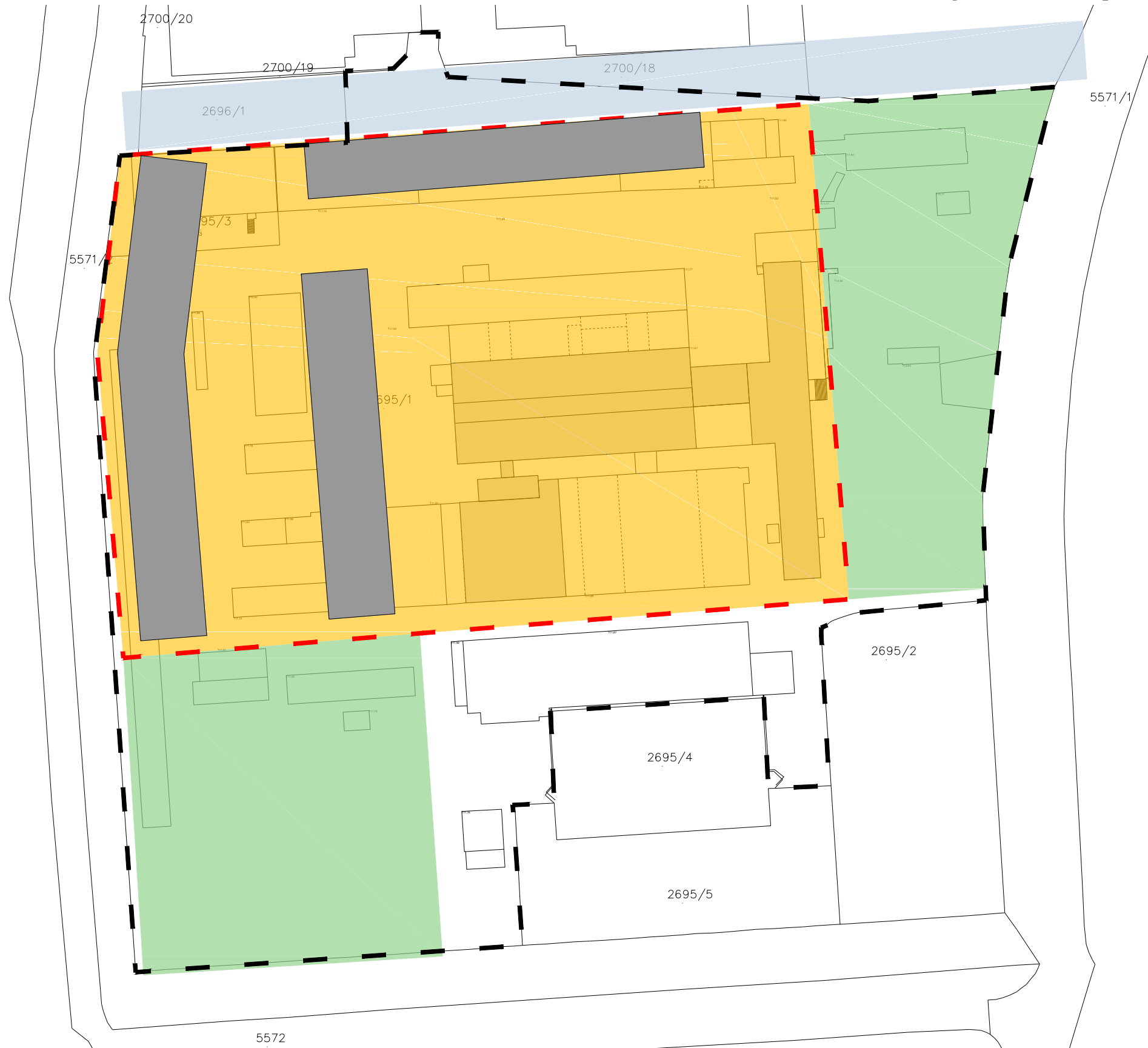
# nova izgradnja



# suvlasništvo



# sjeverna prometnica



## stvaranje posebnih čestica - drugi korak

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



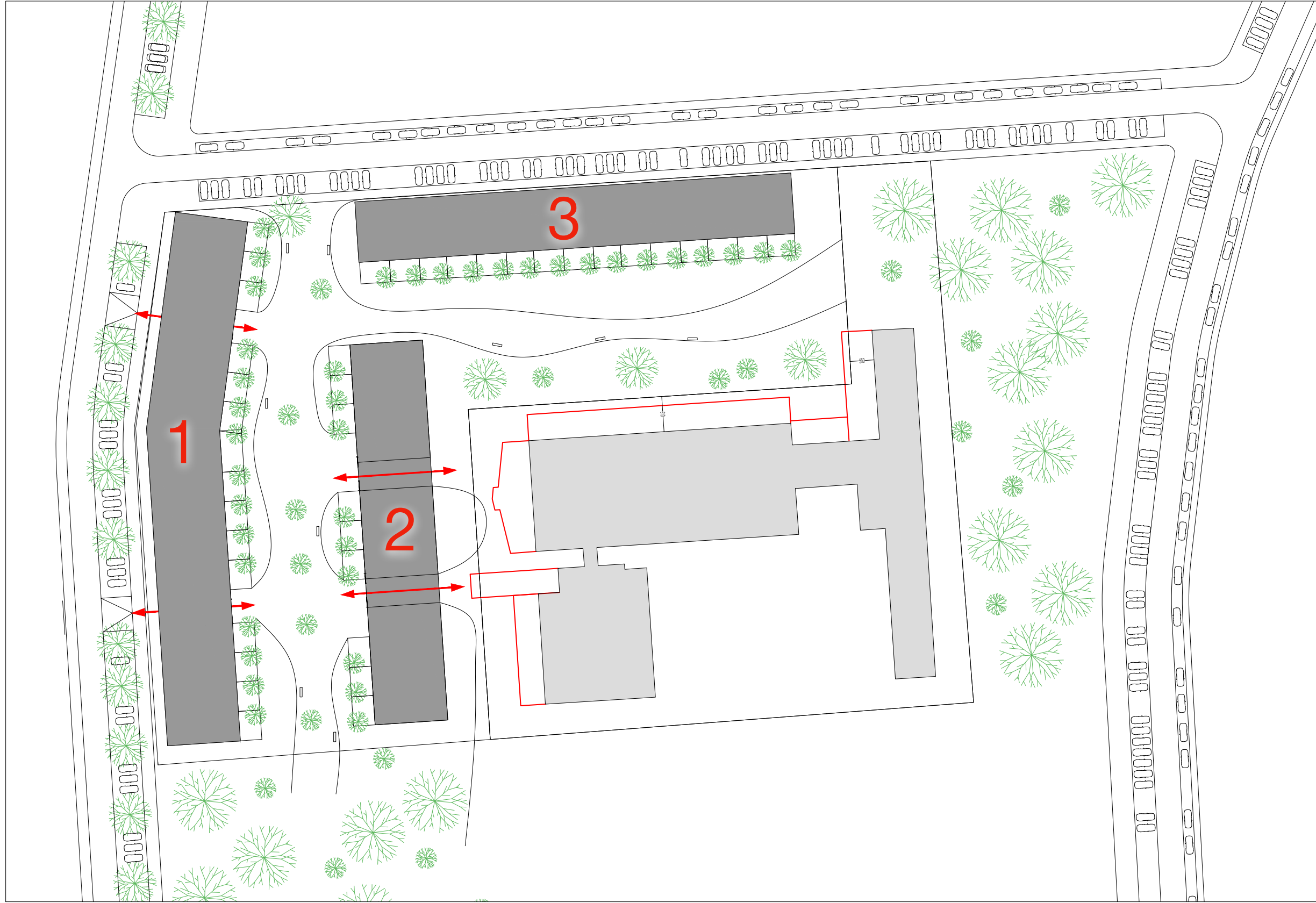
$P = 9550 \text{ m}^2$   
 $GBP < 28650 \text{ m}^2$   
 $Kis < 3$  (28650 m<sup>2</sup>)  
 $Kig = 0.35$  (0.5)



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

# 3

idejno rješenje





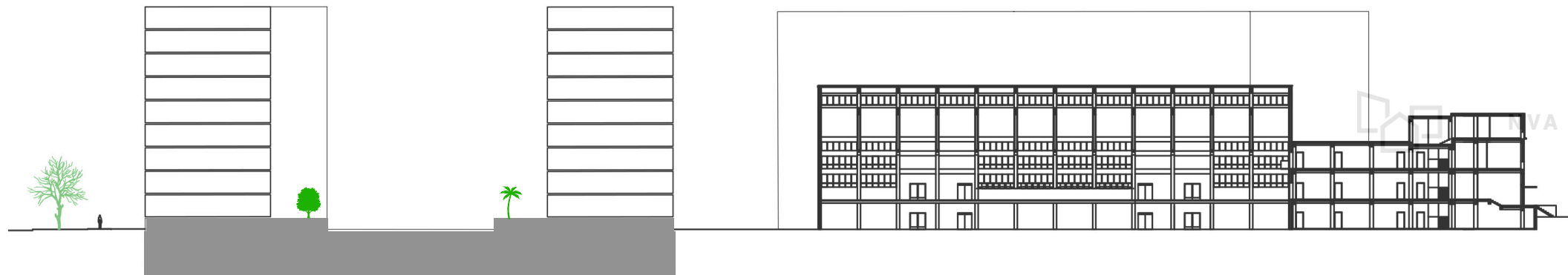


GBP = 40700 m<sup>2</sup>

Kis = 2.9

Kig = 0.35

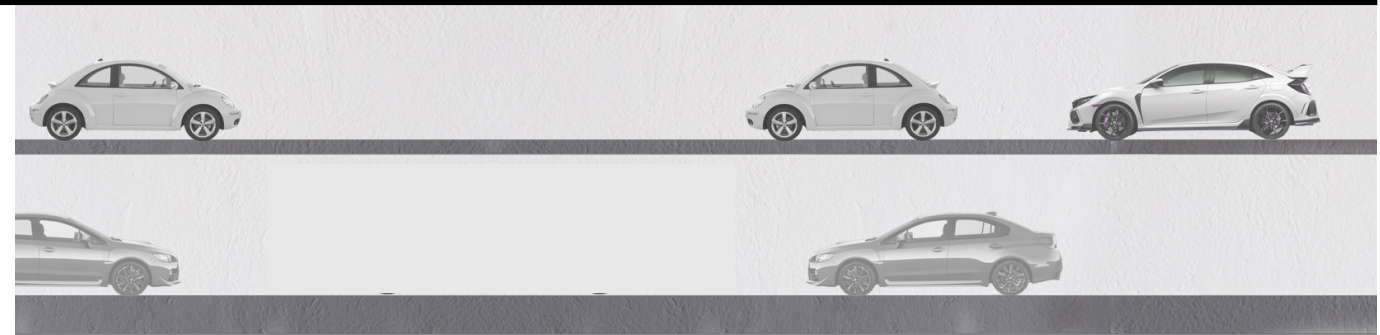
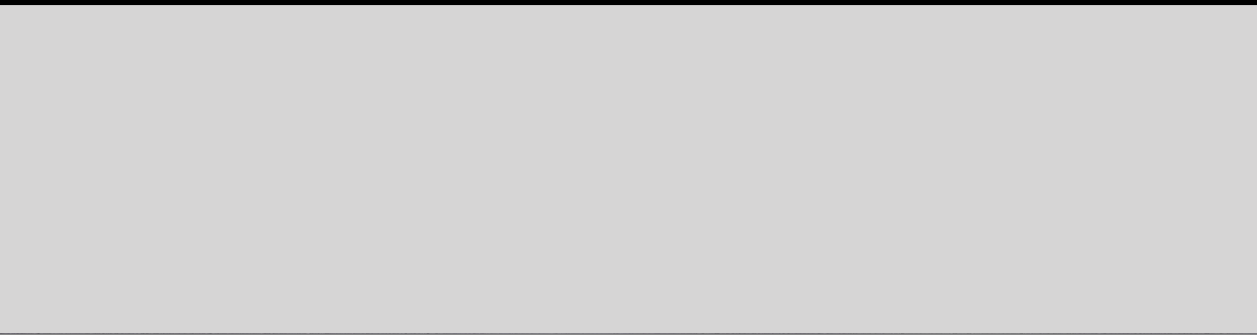
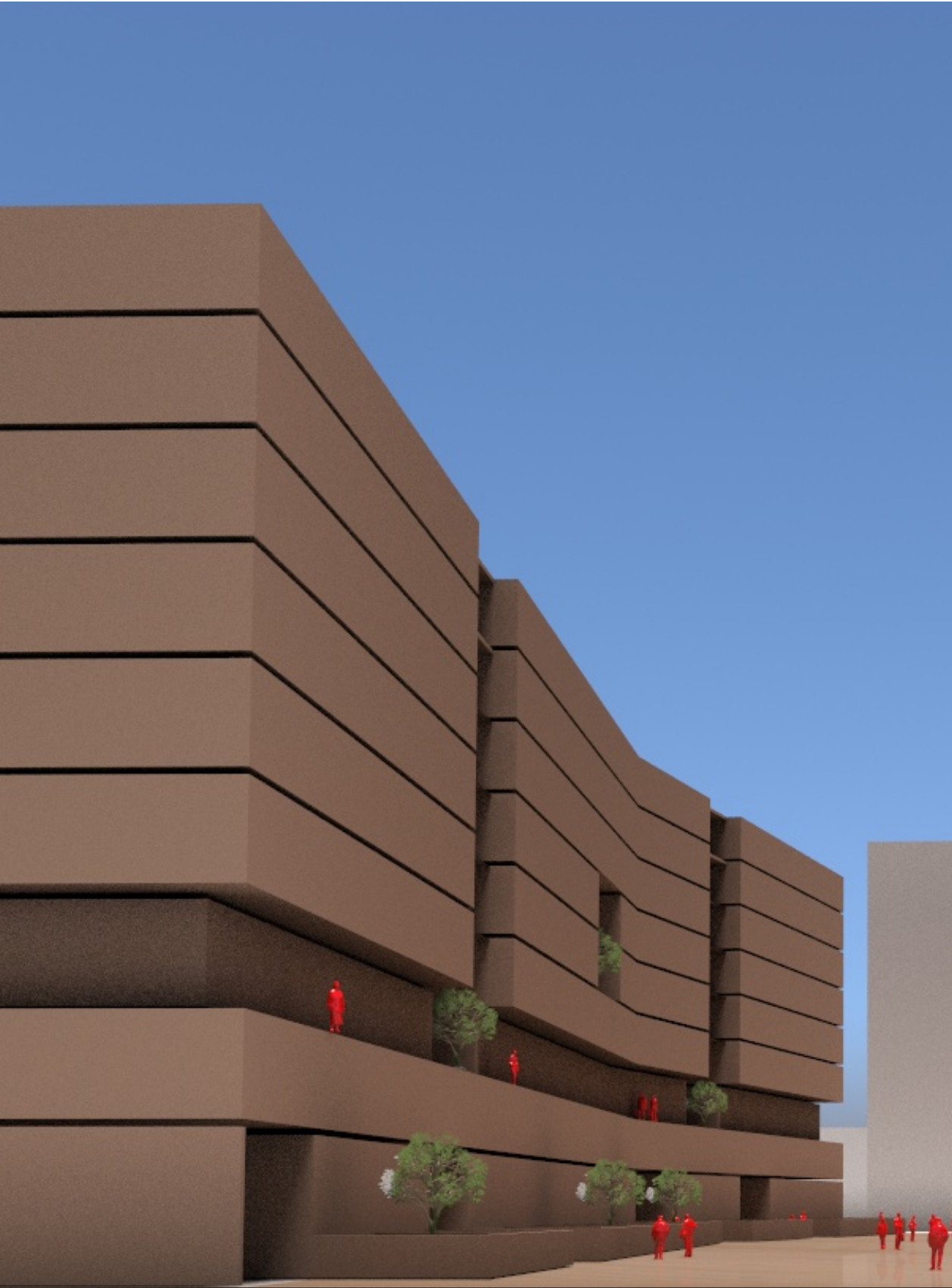
Visina P+8

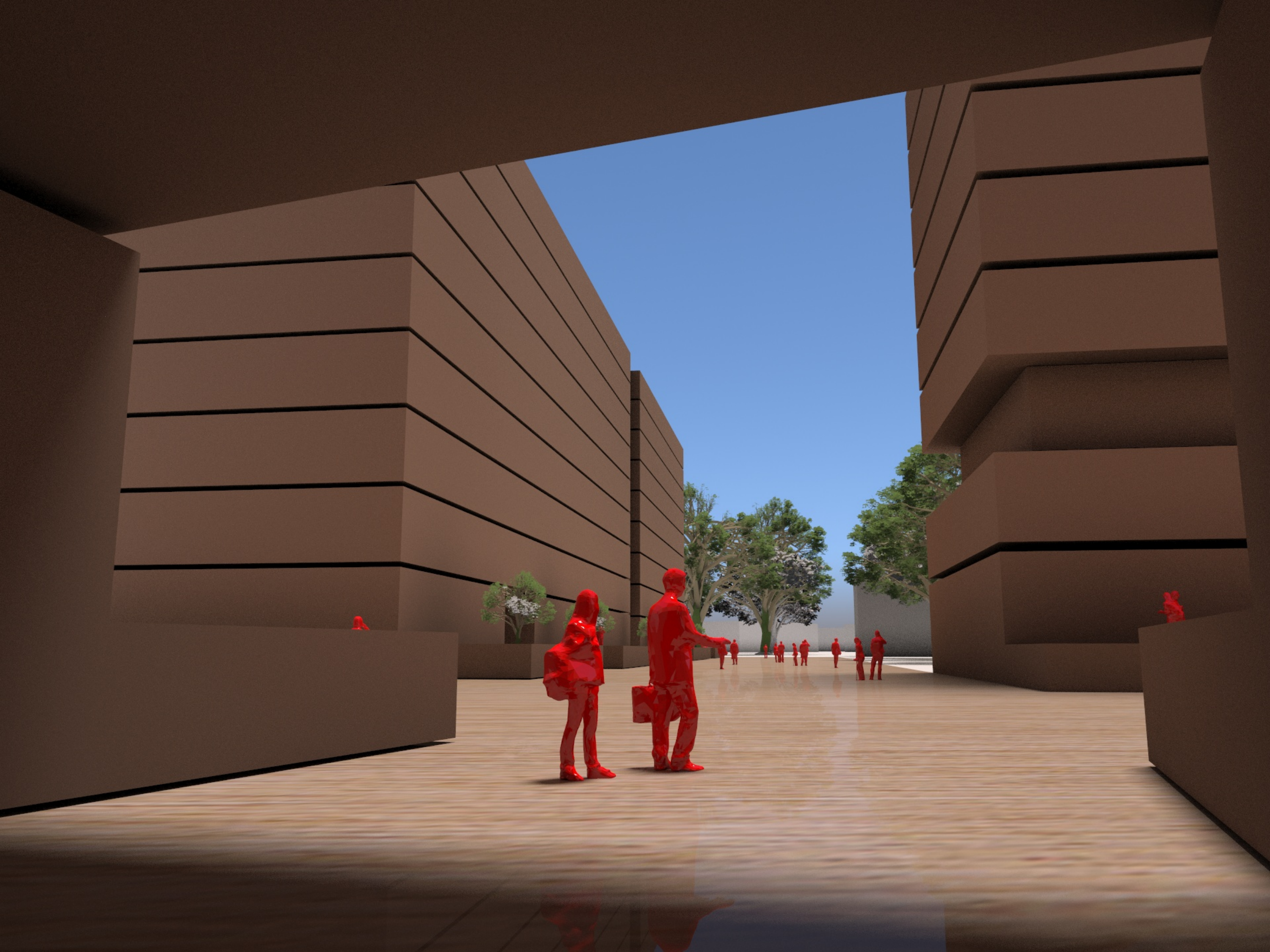


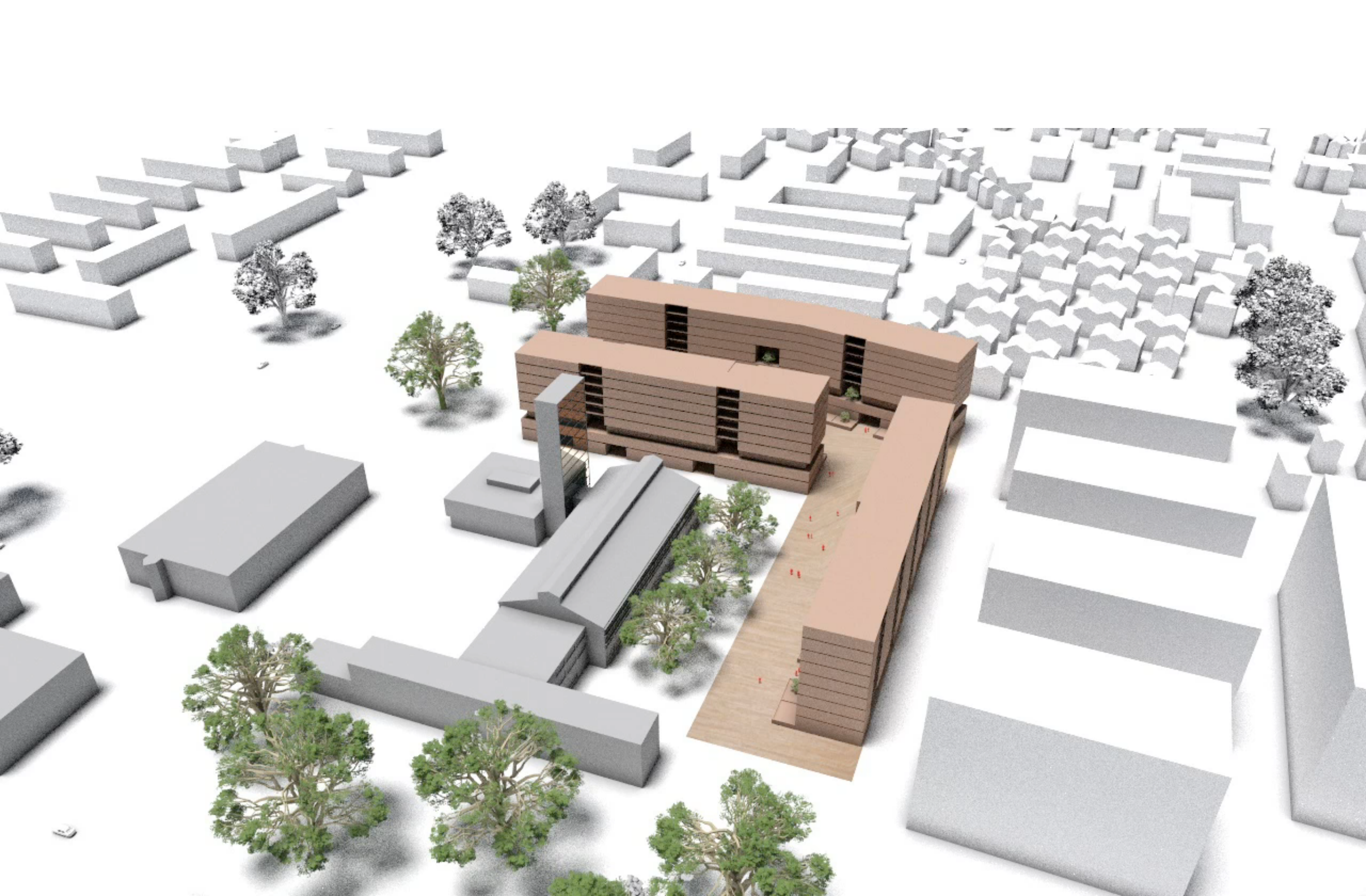








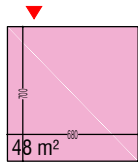




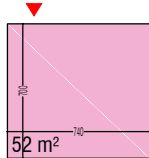
**4**

**stanovi, kvadrature**

G

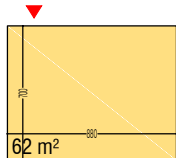


48 m<sup>2</sup>

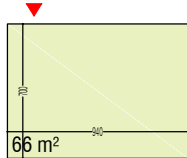


52 m<sup>2</sup>

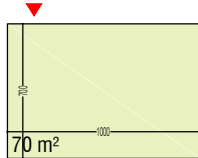
0.5 S



62 m<sup>2</sup>

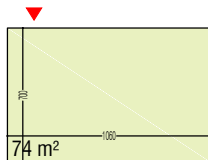


66 m<sup>2</sup>



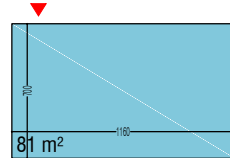
70 m<sup>2</sup>

1 S

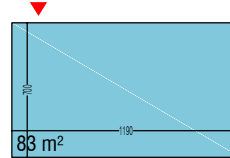


74 m<sup>2</sup>

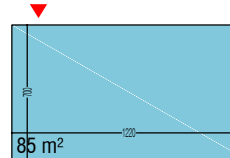
1.5 S



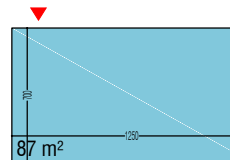
81 m<sup>2</sup>



83 m<sup>2</sup>

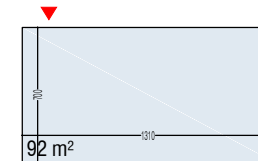


85 m<sup>2</sup>

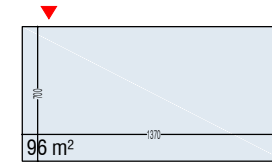


87 m<sup>2</sup>

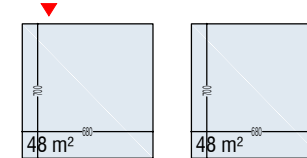
2 S



92 m<sup>2</sup>

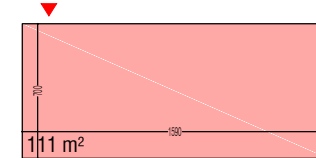


96 m<sup>2</sup>

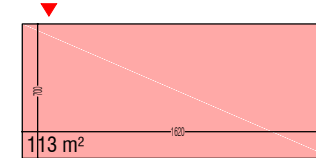


96 m<sup>2</sup>

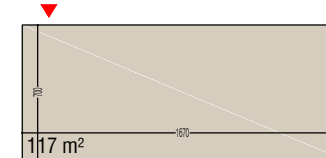
2.5 S



111 m<sup>2</sup>

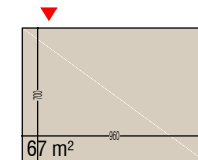


113 m<sup>2</sup>

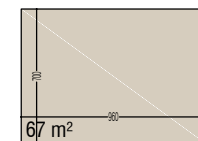


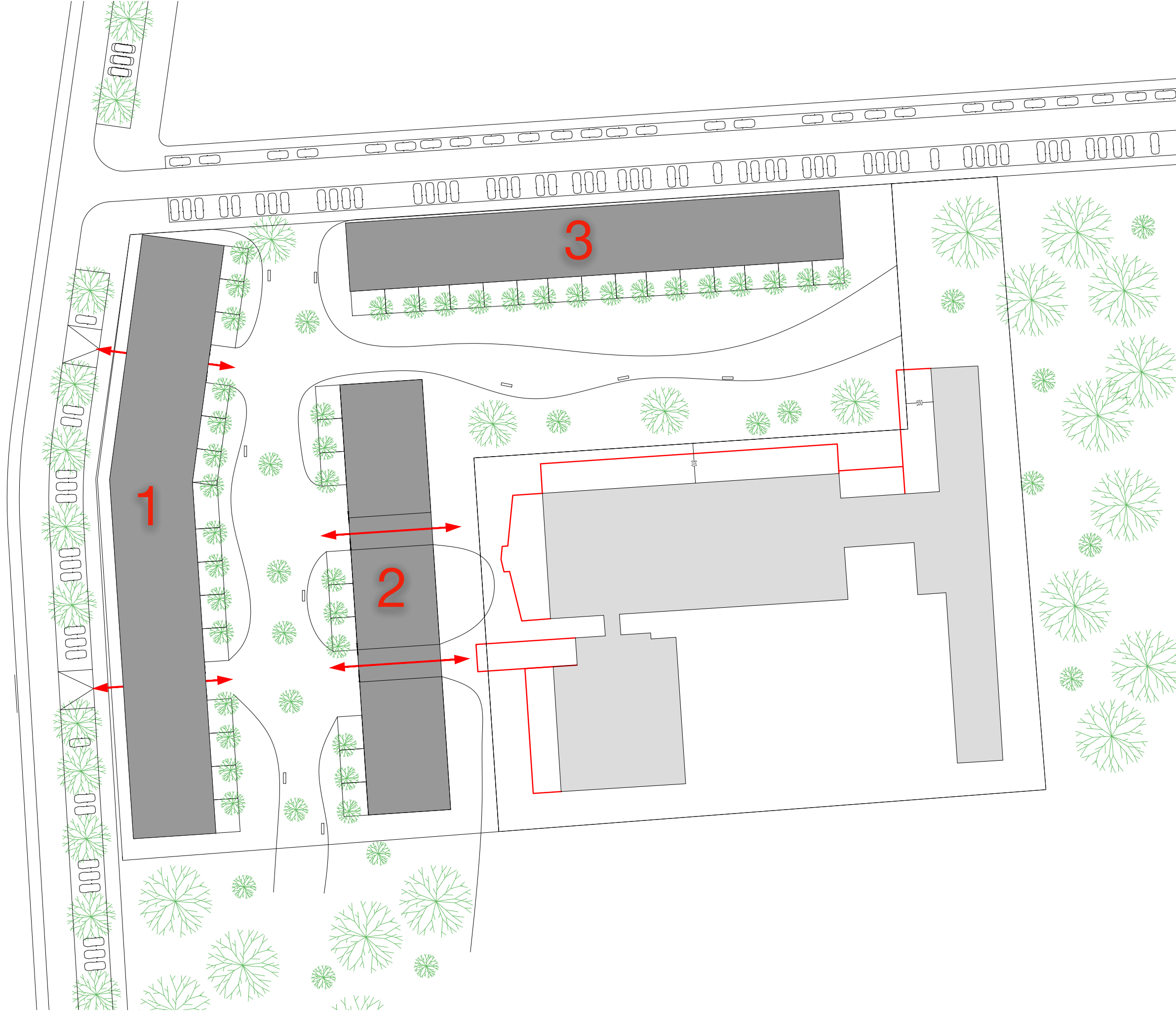
117 m<sup>2</sup>

3 S

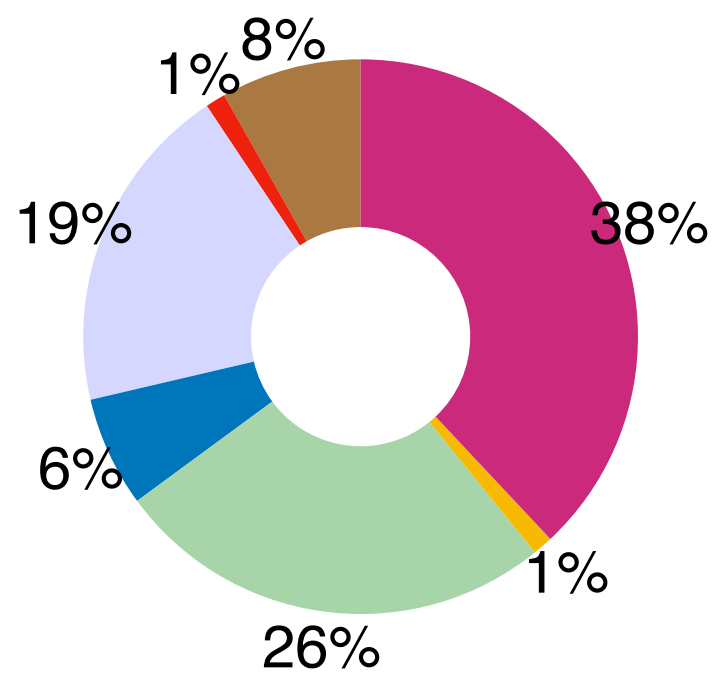
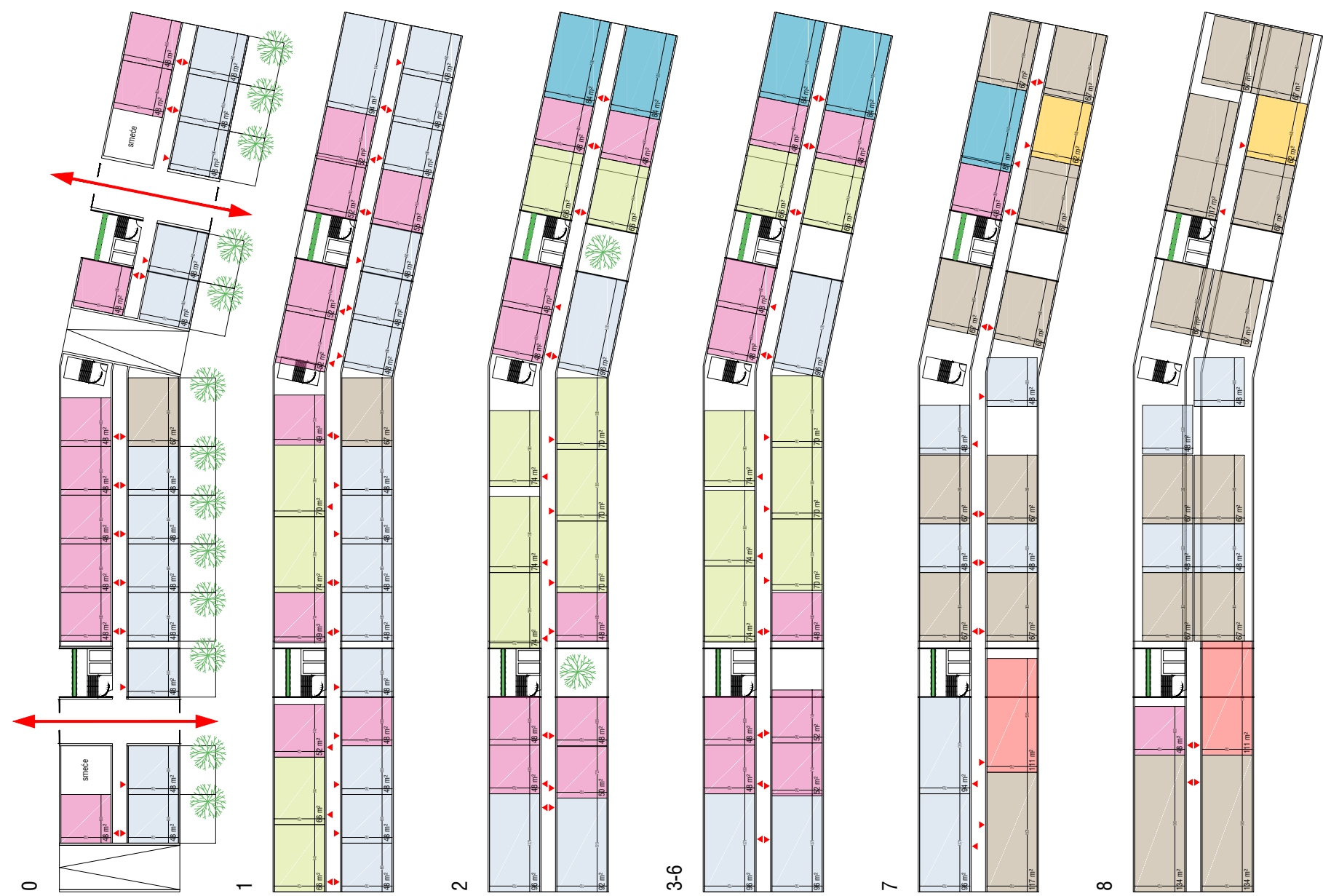


134 m<sup>2</sup>





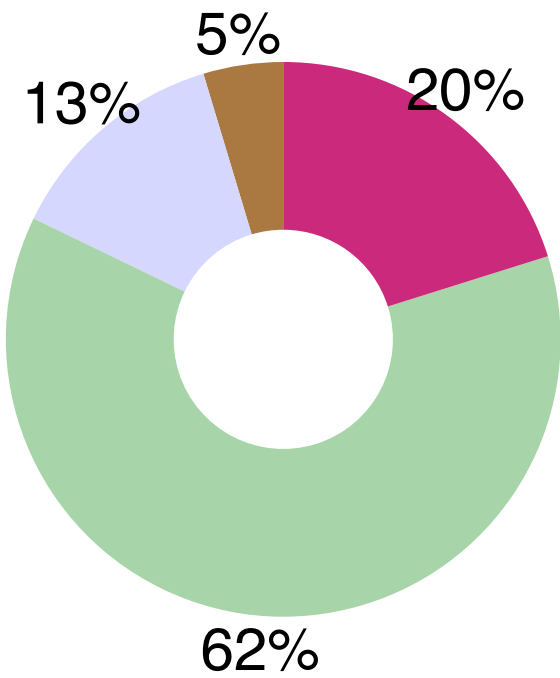
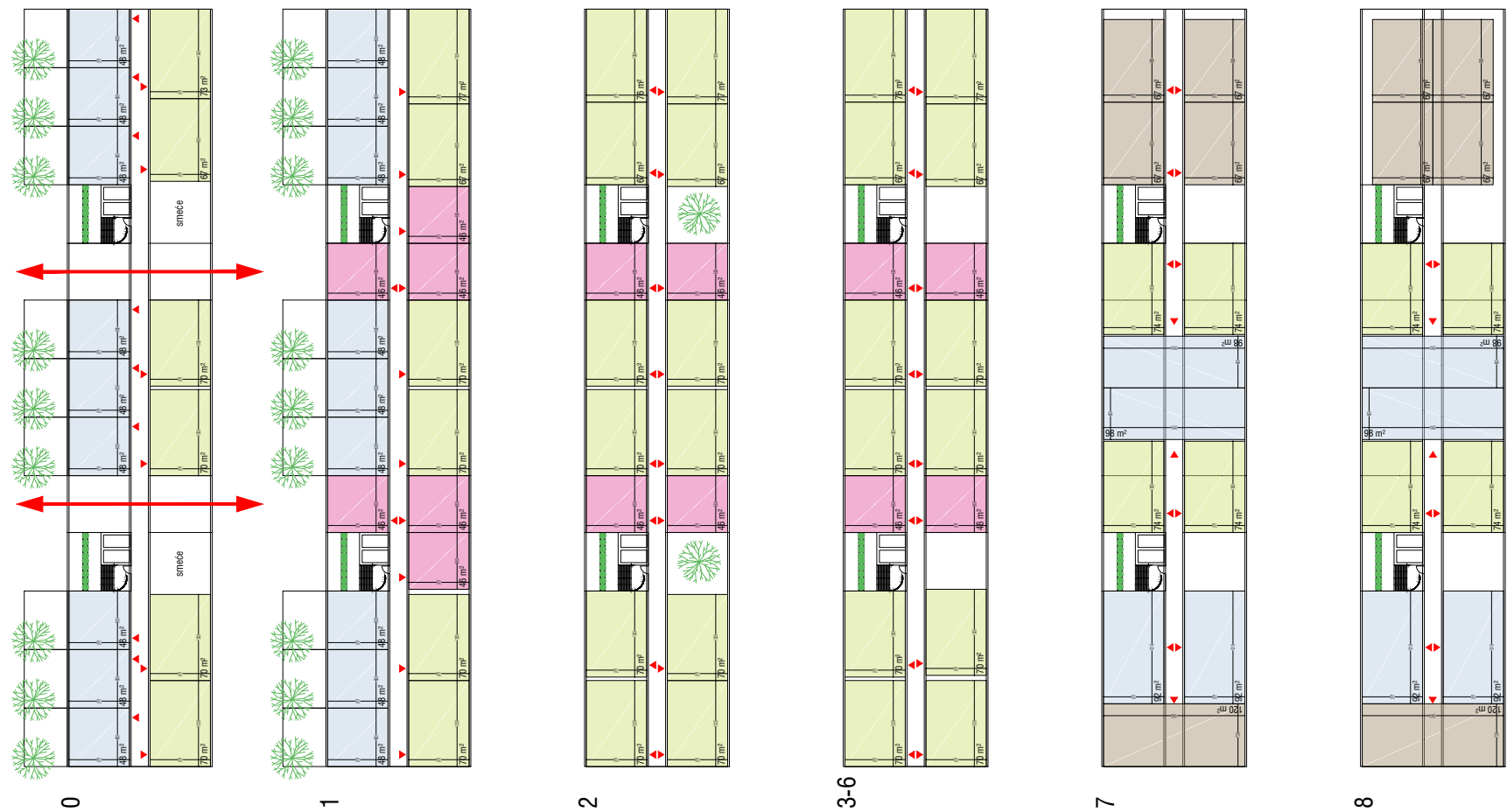
# Zgrada 1



- 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 <sup>2</sup> ] | 16500    | 11800    | 12400     | 40700  |

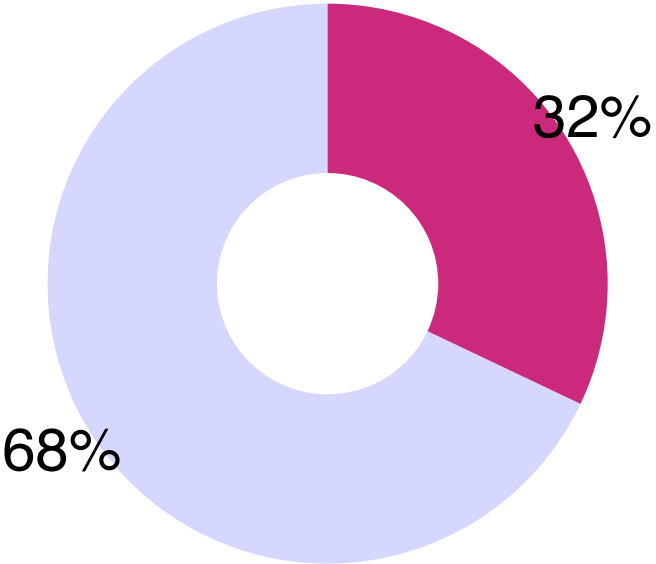
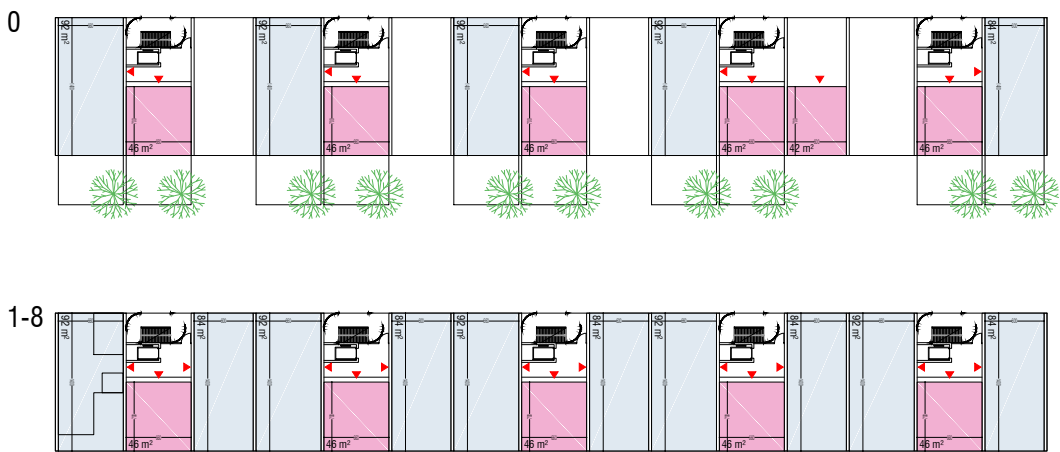
# Zgrada 2



- 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 <sup>2</sup> ] | 16500    | 11800    | 12400     | 40700  |

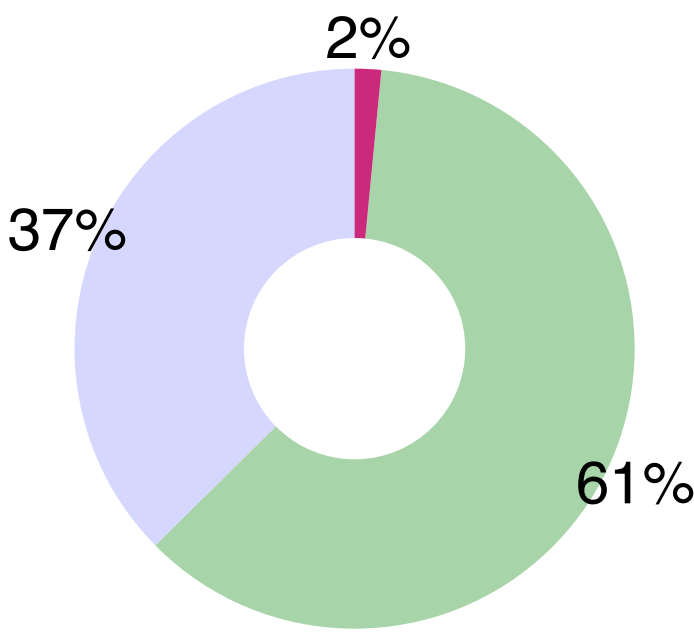
# Zgrada 3a



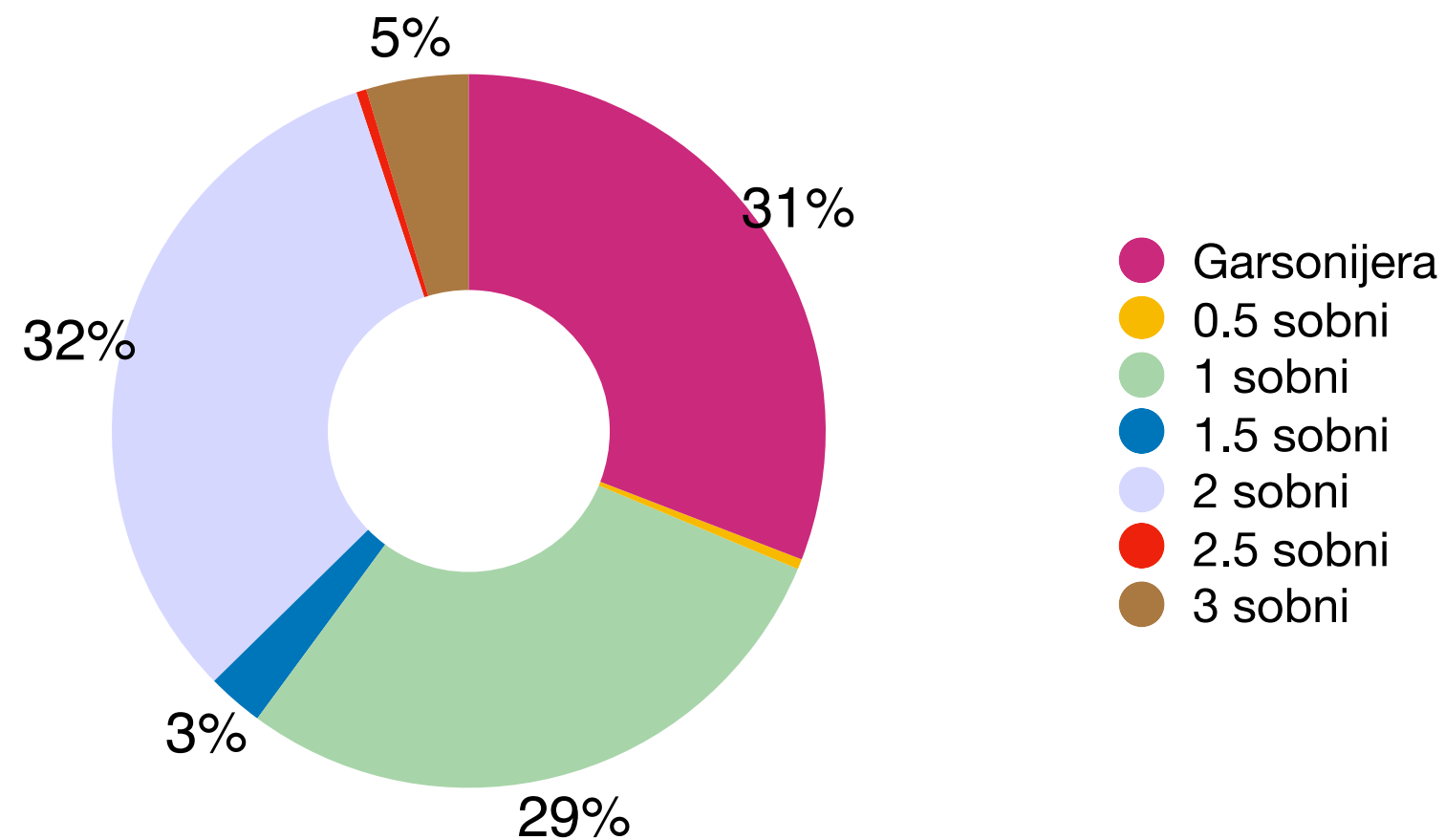
# Zgrada 3b



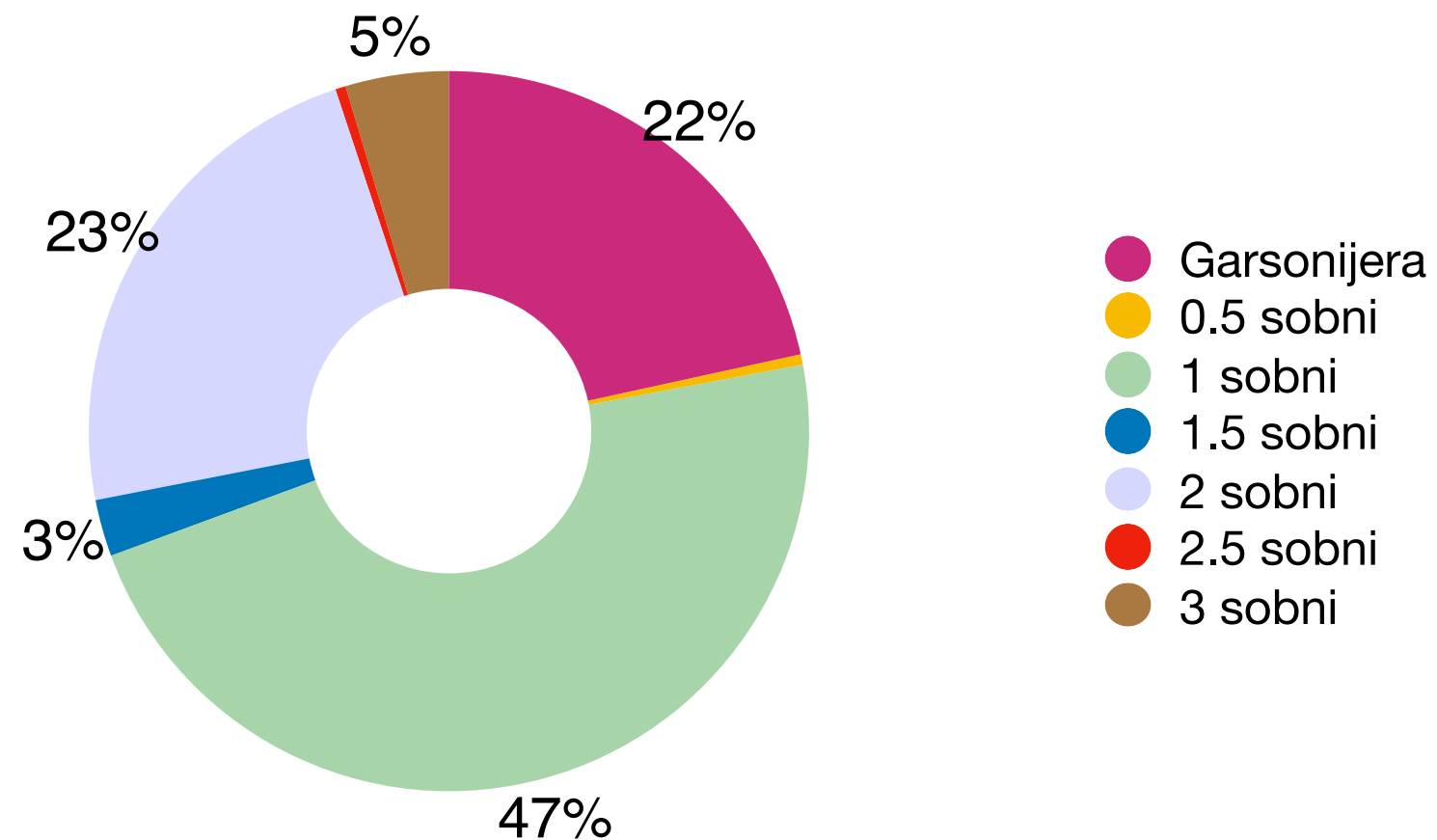
- Garsonijera
- 0.5 sobni
- 1 sobni
- 1.5 sobni
- 2 sobni
- 2.5 sobni
- 3 sobni



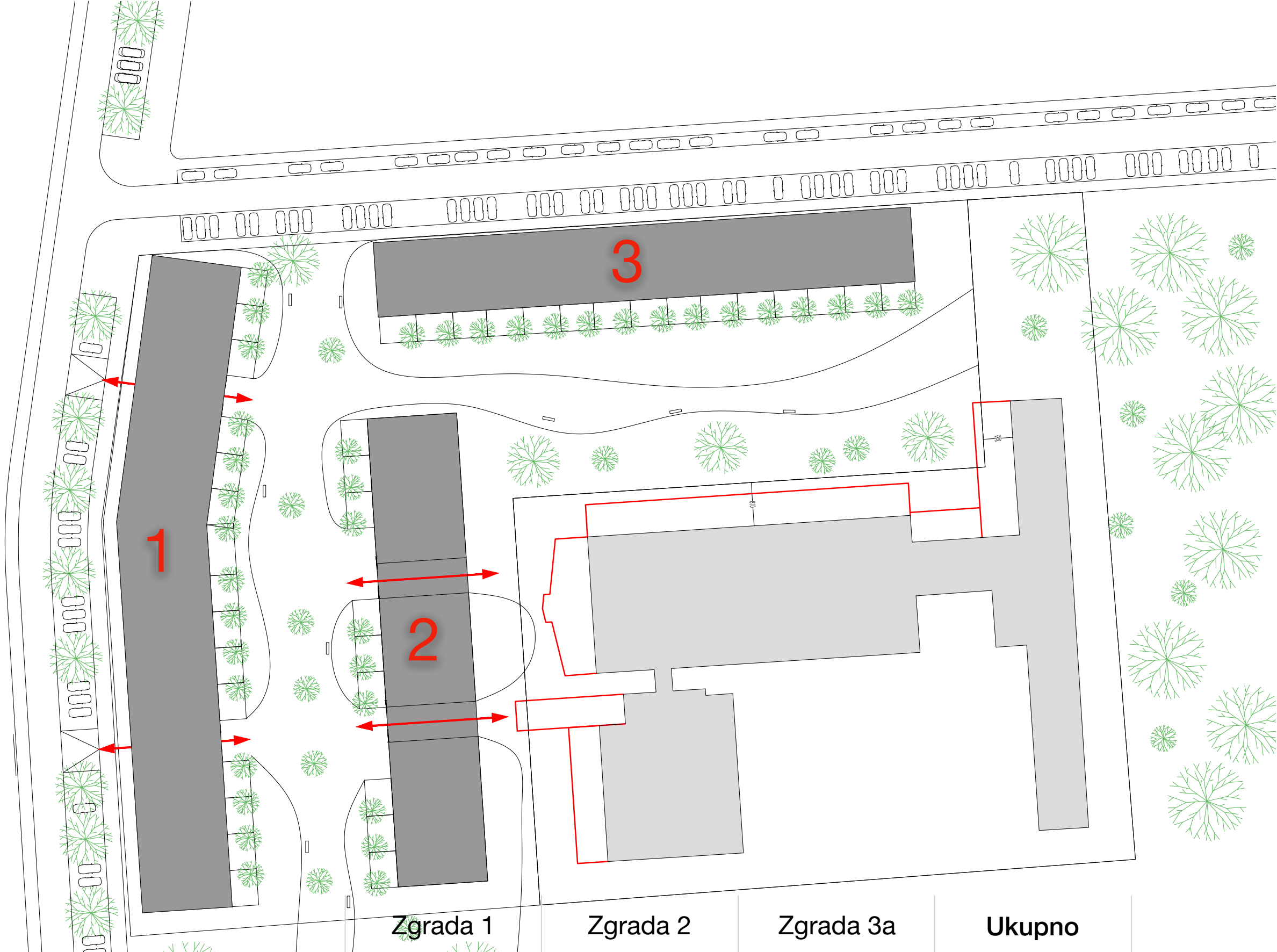
|            | Zgrada 1 | Zgrada 2 | Zgrada 3a | Ukupno |
|------------|----------|----------|-----------|--------|
| Bruto [m²] | 16500    | 11800    | 12400     | 40700  |



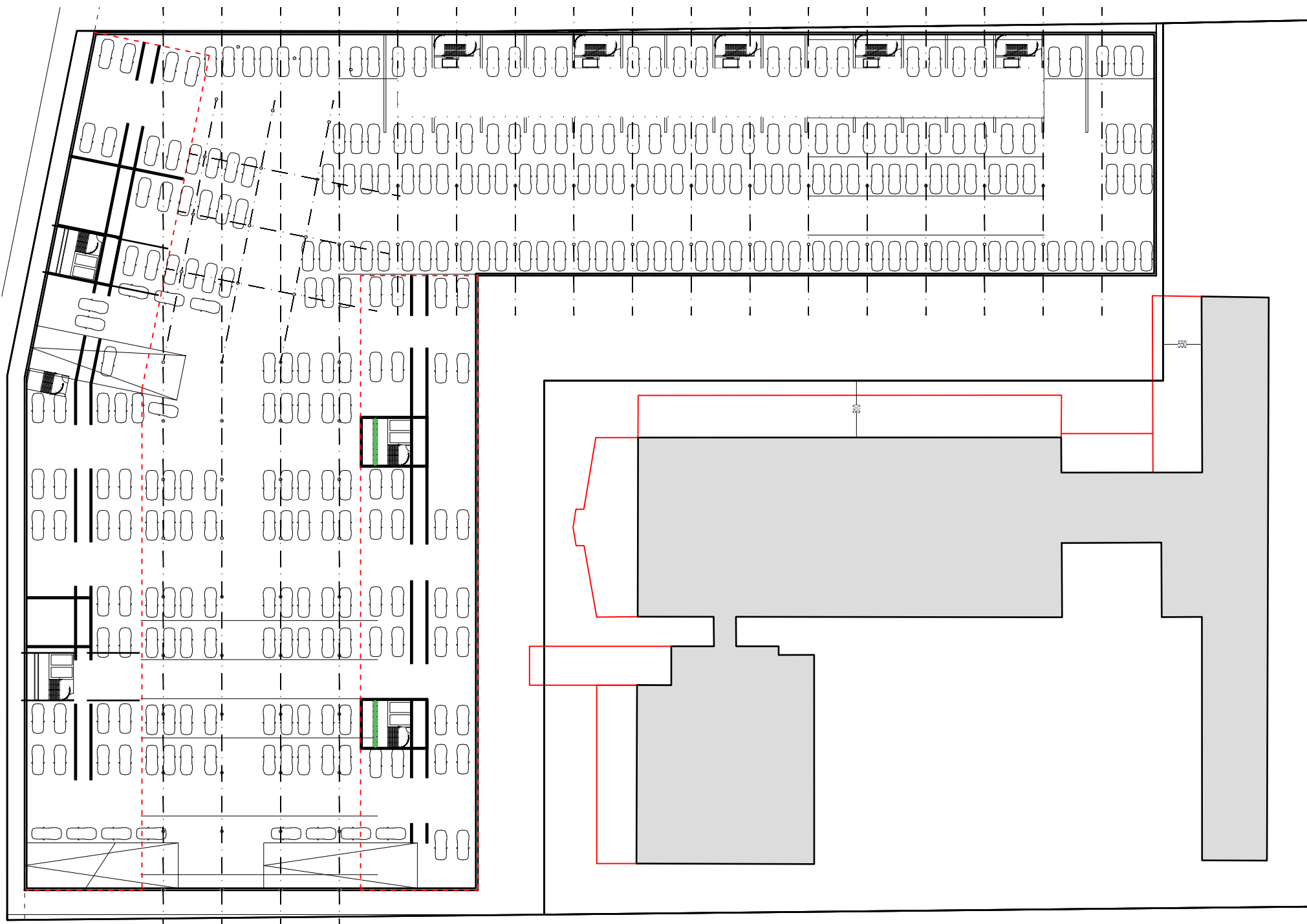
|                    | Bruto /unutarnji/             | Zgrada 1        | Zgrada 2        | Zgrada 3a       | Ukupno           |              |
|--------------------|-------------------------------|-----------------|-----------------|-----------------|------------------|--------------|
| <b>Garsonijera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



|             | Bruto /unutarnji/             | Zgrada 1 |       | Zgrada 2 |       | Zgrada 3b |       | Ukupno |       |       |
|-------------|-------------------------------|----------|-------|----------|-------|-----------|-------|--------|-------|-------|
| Garsonijera | 46, 52 m <sup>2</sup>         | 65       | 38,0% | 26       | 20,2% | 2         | 1,5%  | 93     | 21,6% |       |
| 0.5 sobni   | 62 m <sup>2</sup>             | 2        | 1,2%  | 0        | 0,0%  | 0         | 0,0%  | 2      | 0,5%  |       |
| 1 sobni     | 66, 70, 74 m <sup>2</sup>     | 44       | 25,7% | 80       | 62,0% | 80        | 61,1% | 204    | 47,3% | 69,4% |
| 1.5 sobni   | 81, 83, 85, 87 m <sup>2</sup> | 11       | 6,4%  | 0        | 0,0%  | 0         | 0,0%  | 11     | 2,6%  |       |
| 2 sobni     | 92, 96 m <sup>2</sup>         | 33       | 19,3% | 17       | 13,2% | 49        | 37,4% | 99     | 23,0% |       |
| 2.5 sobni   | 111, 113 m <sup>2</sup>       | 2        | 1,2%  | 0        | 0,0%  | 0         | 0,0%  | 2      | 0,5%  |       |
| 3 sobni     | 117, 134 m <sup>2</sup>       | 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 <sup>2</sup> ] | otvorena stubišta  | 16500    | 11800    | 12400     | 40700  |
|                         | zatvorena stubišta | 18000    | 13000    | 12400     | 43400  |



**Potrebno Cca 560 PGM**  
**Minimalno dvije podzemne etaže**



