

**PROJEKT – STAMBENO - POSLOVNA GRAĐEVINA  
TRNJE - ZAGREB**

**PROJECT – RESIDENTIAL- BUSINESS BUILDING  
TRNJE - ZAGREB**





**Grad Zagreb** glavni je i najveći grad Republike Hrvatske.

**Površina:** 641,355 km<sup>2</sup>.

**Broj stanovnika:** 779 145 (podaci iz 2001.)

Zagreb je kulturno, znanstveno, gospodarsko, političko i administrativno središte Republike Hrvatske sa sjedištem Sabora, Predsjednika i Vlade Republike Hrvatske.

### **Kratka povijest**

U pisanim izvorima Zagreb se prvi puta spominje 1094., utemeljenjem Biskupije.

1242. Zagreb (tada Gradec) Zlatnom bulom hrvatsko - ugarskog kralja Bele IV postaje slobodni kraljevski grad.

1557. Zagreb se u pisanim dokumentima prvi puta spominje kao glavni grad Hrvatske.

1669. Isusovci osnivaju prvu gimnaziju i Akademiju. Ta se godina smatra godinom utemeljenja Zagrebačkog sveučilišta.

1776. iz Varaždina je u Zagreb preseljeno sjedište Hrvatskog kraljevskog vijeća (Vlade).

25. lipnja 1991. Sabor Republike Hrvatske proglašava nezavisnost i suverenost Republike Hrvatske. Zagreb postaje glavni grad.

## ZAGREB

**The city of Zagreb** is the biggest city in Republic of Croatia and the capital.

**Area:** 641,355 km<sup>2</sup>

**Population:** 779,145 (data from 2001)

City of Zagreb is cultural, scientific, economic, political and administrative center of the Republic of Croatia with seat of Parliament, President and Government of the Republic of Croatia.

### **History in Brief**

Written documents first mention Zagreb in 1094, with finding of Diocese.

In 1242, Zagreb (then Gradec) was proclaimed Free Town of the Kingdom by the Golden Bull of Croatian-Hungarian King Bela IV.

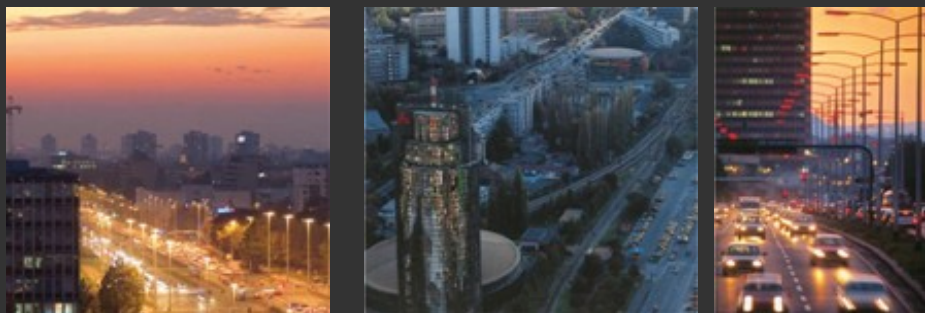
In 1557, Zagreb was for the first time mentioned as the capital.

In 1669, Jesuits find first Academy. The year is taken as the year of establishment of the University of Zagreb.

In 1776, Croatian Government moves from Varaždin to Zagreb.

On June 25, 1991, Croatian Parliament proclaims independence and sovereignty of the Republic of Croatia. Zagreb becomes the capital.





Grad Zagreb, smješten na zemljopisnom, kulturnom, povijesnom i političkom sjecištu istoka i zapada Europe, glavni grad Hrvatske, spaja kontinentalni i mediteranski duh u osebnju cjelinu.

Zagreb je kulturno, znanstveno, gospodarsko, političko i administrativno središte Republike Hrvatske sa sjedištem Sabora, Predsjednika i Vlade. Povoljan geografski položaj između Panonske nizine, ruba Alpa i Dinarida omogućio je spontani nastanak mjesta slobodne komunikacije.

Grad sa sjeverne strane od hladnih sjevernih vjetrova štiti gora Medvednica, a prostrana ravnica i rijeka Sava otvaraju ga prema ostalim stranama svijeta. U Zagrebu živi četvrtina ukupnog stanovništva Hrvatske, što je u brojkama gotovo milijun.

Građani su stoljećima stizali iz različitih krajeva Europe, a u novijoj povijesti iz svih krajeva Hrvatske te su svojim doprinosom obogatili kulturu grada. Zagreb je siguran velegrad otvorenih vrata, burne povijesti i zanimljivih ličnosti, koji srdačno poziva na upoznavanje i ispunjava očekivanja. U ovom se gradu lako sklapaju zanimljiva poznanstva, nova prijateljstva i proživljavaju nezaboravne dogodovštine.

Povijesne se sekvence čitaju kao slikovnica na sačuvanim fasadama, a ulice i trgovi odišu suživotom različitih mentaliteta koji stvaraju prepoznatljiv zagrebački identitet opuštenog velegrada. Savjet je prepustiti se atmosferi grada, od kojeg su ljepše samo Zagrepčanke, tvrde mnogi.

## ZAGREB

The city of Zagreb, capital of Croatia, on the historic and political threshold between East and West, illustrates both the continental and Mediterranean spirit of the nation it spearheads.

Zagreb is the cultural, scientific, economic, political and administrative centre of the Republic of Croatia, and is home to the Croatian Parliament, Government and President. Its favourable location between the Pannonian plain, the edge of the Alps and the Dinaric range has allowed it to become a crossing point for mass international communication.

The city is protected from the cold northern winds by the mountain of Medvednica and opens up to the rest of the world thanks to a spacious plain and the Sava river. Zagreb, with a population of nearly one million, contains almost a quarter of the entire population of Croatia.

Over the centuries, the city was inhabited by people coming from all over Europe; and, in recent years, by people coming from different parts of Croatia, ensuring a rich cultural life. Zagreb is a safe city whose doors are always open; a city with a tumultuous history teeming with interesting personalities; a city that warmly invites all those who wish to get to know it, and a city that will surely fulfill your expectations. In this city, you can easily meet remarkable people, make new friends and enjoy special moments.

The façades of Zagreb's buildings reflect the ebb and flow of history, while its streets and squares bear witness to the coming together of the many cultures that have shaped the identity of this laid-back capital. The best thing to do is when you first arrive is to take in Zagreb's wonderful atmosphere, which, as many claim, is only surpassed by the legendary beauty of the local womenfolk.

## ZAGREB



U Zagrebu ćete osjetiti atmosferu velegrada, ali, na sreću njegovih stanovnika i gostiju, i neposrednost osobitih susreta. Od hotela do kazališta, Gornjim gradom ili uskim donjogradskim uličicama, kojima vječna utrka s vremenom nisu ništa oduzeli... sve je to moguće proći pješice i sve budi osobite emocije.

Ima nešto osobito u jesenjem šuštanju lišća dok prolazite Zrinjvcem, u odsjaju plinskih svjetiljaka Gornjega grada i pjesmi uličnih pjevača... ima nešto samo vaše u atmosferi zagrebačkih kavana u predvečerje, kada suton briše dnevne odsjaje, u treperenju svijeća zagrebačke Katedrale ili Kamenitih vrata...

I dok onaj užurbani, poslovni ritam igrom svjetlosti i sjena neprimjetno nestaje, drugi se budi pozivnicom na svezremenske ili moderne kazališne predstave i koncerte, u restorane ili pak klubove za mlade.

Zagreb je poseban grad, nikad do kraja ispričana priča, kojoj i vi dodajete svoju čaroliju.

Jednostavno, Zagreb ima dušu.

The cosmopolitan buzz of Zagreb will soon strike you. Everything is accessible on foot - from your hotel to the theatre, wandering around the old Upper Town or through the bustling streets of the more modern Lower Town, which has not lost an ounce of its charm despite the eternal march of time.

Venture out and let the moment take hold. There is something special about the rustle of leaves as you stroll through the autumn colours of downtown Zrinjevac Park. There is magic in the reflections of the gas lanterns in the Upper Town, as the songs of the street performers evoke their own emotions with their distinctive sound.

As night falls, everything becomes soft and subdued; the twinkle of candles in the cathedral and at the mystical Stone Gate; the cafés beckoning you in the twilight with their warm hues.

Zagreb is special. It is a long-running tale that allows you room to write your own chapters with your own impressions, something for you to add to the story.

Quite simply, Zagreb has a soul.



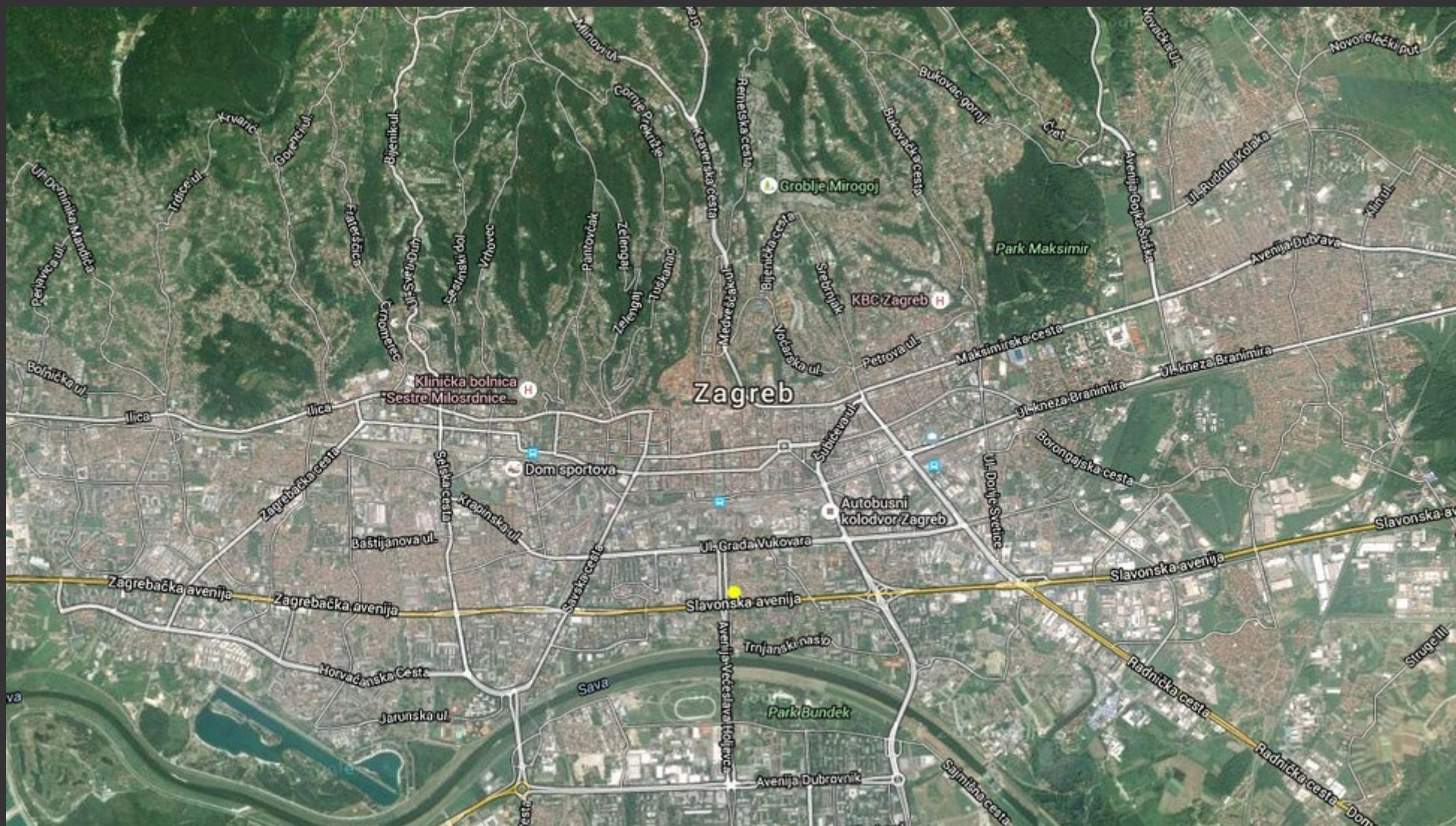
## LOKACIJA

Projekt se nalazi u širem središtu Zagreba, na križanju Slavonske Avenije i ulice Hrvatske bratske zajednice.

## LOCATION

The project is located in the wider center of Zagreb, at the crossroads of Slavonska Avenija and the street Hrvatske bratske zajednice.

### LOKACIJA / LOCATION







Stambeno - poslovna građevina, Trnje - Zagreb  
Residential- business building, Trnje - Zagreb

## OPIS PROJEKTA

Objekt D1-3b je koncipiran kao južni dio bloka D1, koji se proteže preko preko dvije parcele. Oblikovan je tako, da je otvoren s južne strane kako bi se izbjeglo da su neki stanovi orijentirani isključivo na zatvoreno dvorište. Zapadni i istočni dio objekta je visine P+7, a da se smanji utjecaj buke prometa sa Slavonske avenije, predviđeno je na južnom dijelu parcele izvesti dvije poslovne etaže (P+1). U dvorište je moguć pristup interventnih i protupožarnih vozila.

U prizemlju objekta i djelomično na katu su poslovni prostori. Karakteristični katovi (I-V) su pretežno stambene namjene, manjih površina, dok su 6. i 7. etaža uvučene u odnosu na pročelje i sadrže veće dvoetažne stanove (penthouse) s terasama.

### Konstrukcija i završne obrade

Konstrukcija objekta je armirano-betonska (stupovi, grede, ploče, zidovi) s propisnom toplinskom i hidroizolacijom. Krov je ravna ab ploča, preko koje je izveden neprohodan lagani krov blagog nagiba.

Objekt ima dvije podzemne etaže, temelji se na ab ploči.

Fasada je izvedena kao termo-fasada (STO-sistem, ili slično), dok će se zadnje dvije etaže (penthausi – dvoetažni stanovi) izvesti kao ventilirana fasada (MAX ploče, pomične žaluzine ili slično).

Stubišta su dvokraka, armiranobetonska, svjetle širine kraka 125 cm.



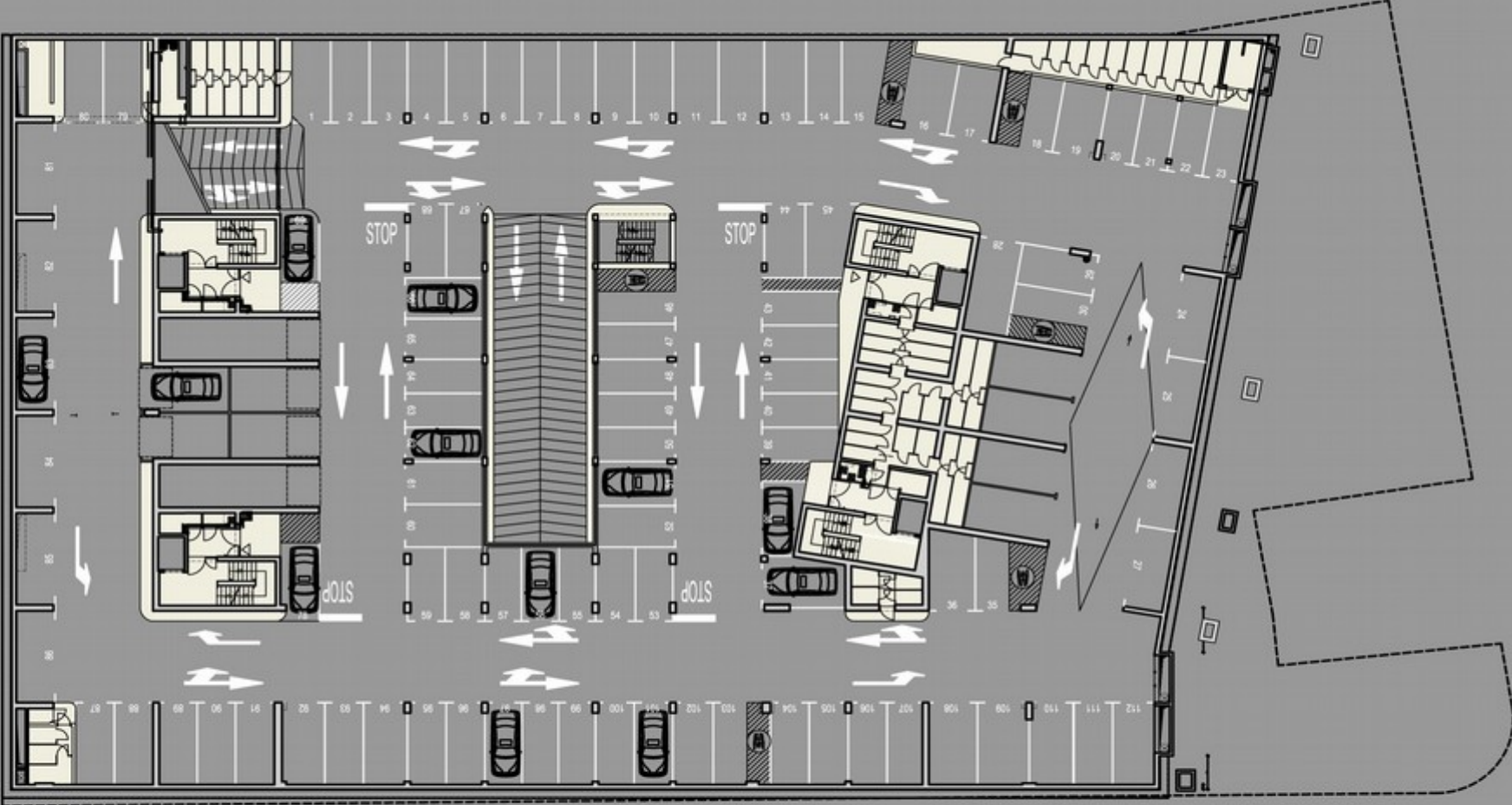
# SITUACIJA -PRIZEMLJE

- ULAZ A
- ULAZ B
- ULAZ C
- ULAZ D
- POSLOVNI PROSTORI

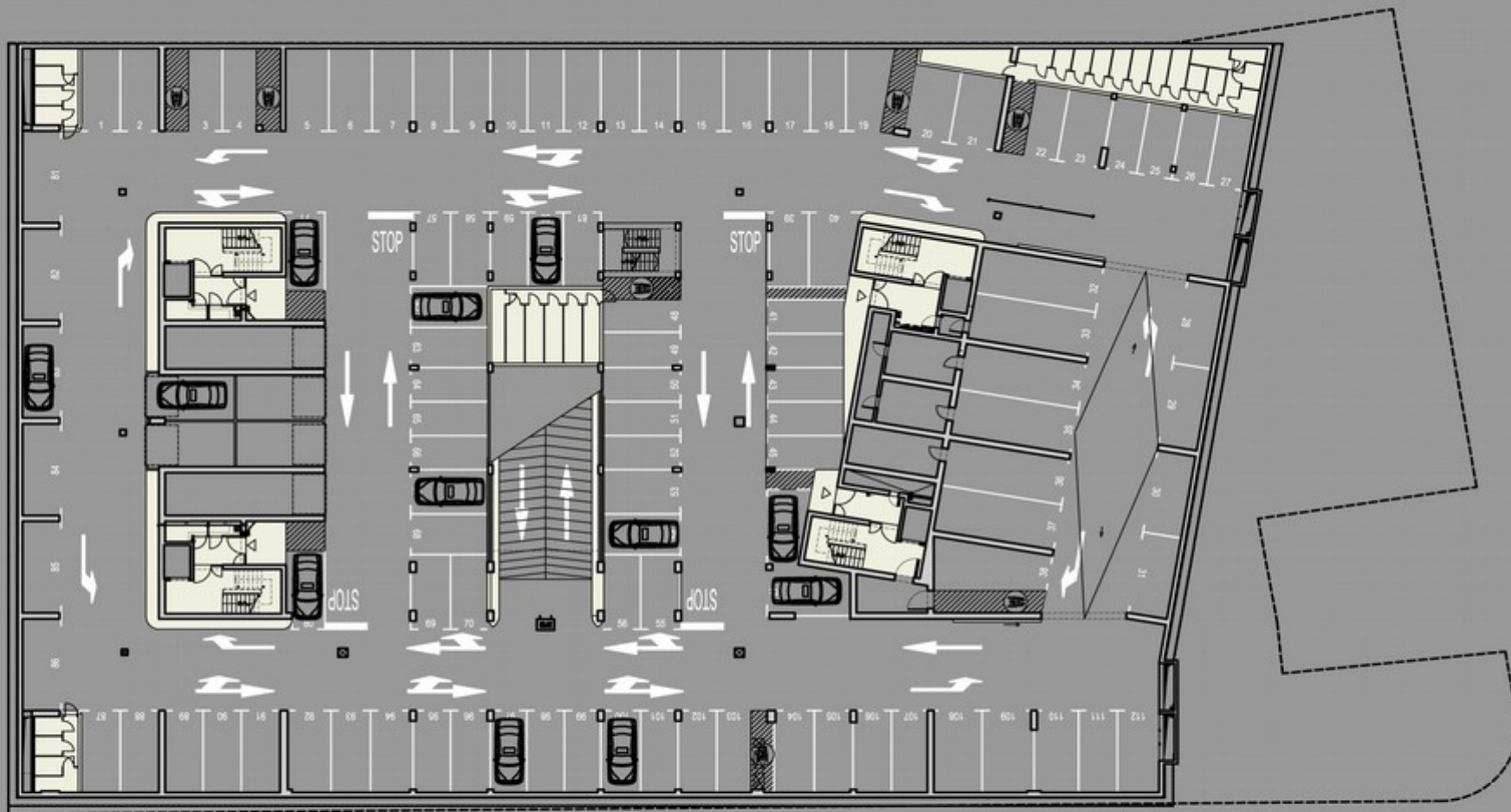




# PODRUM -1

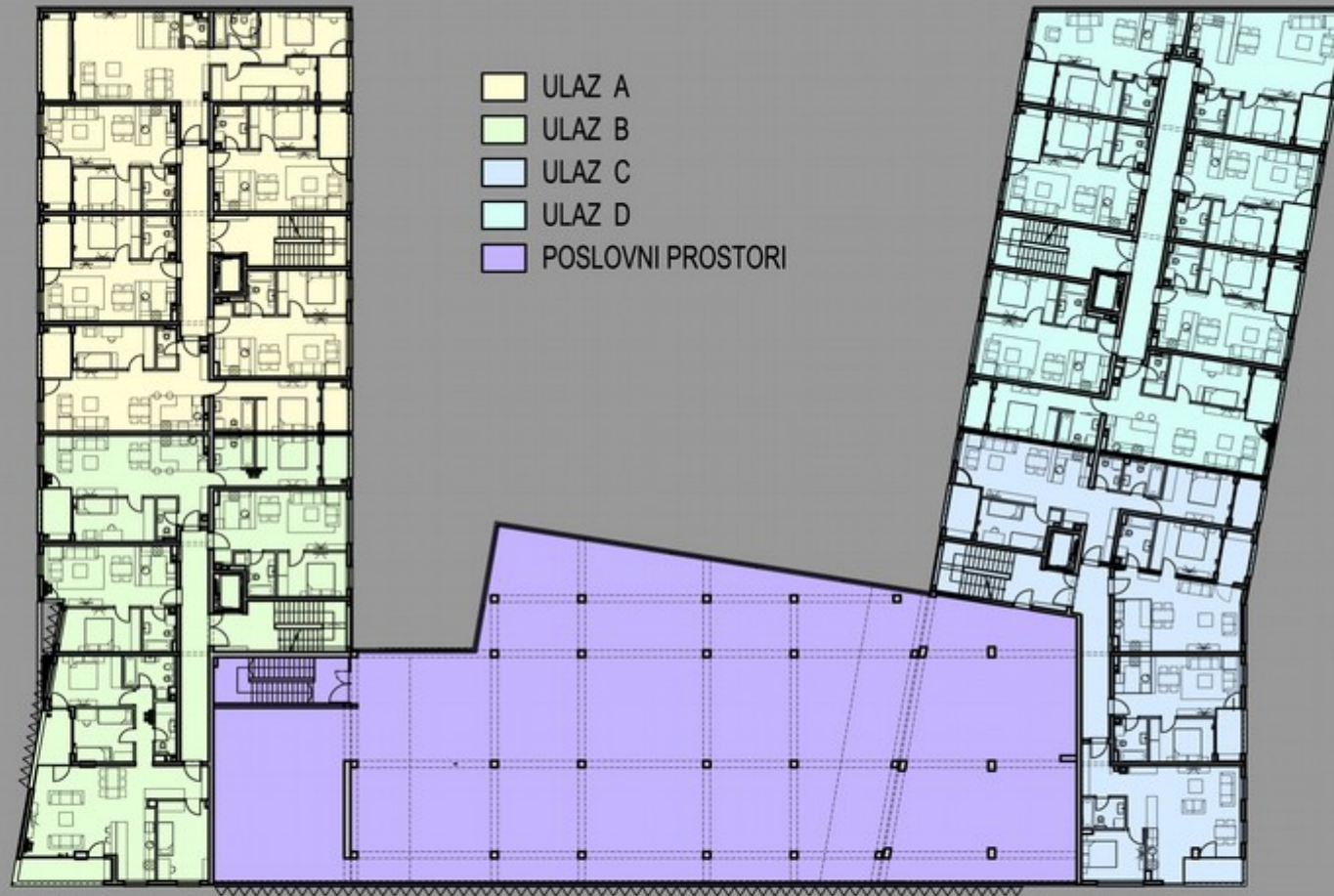


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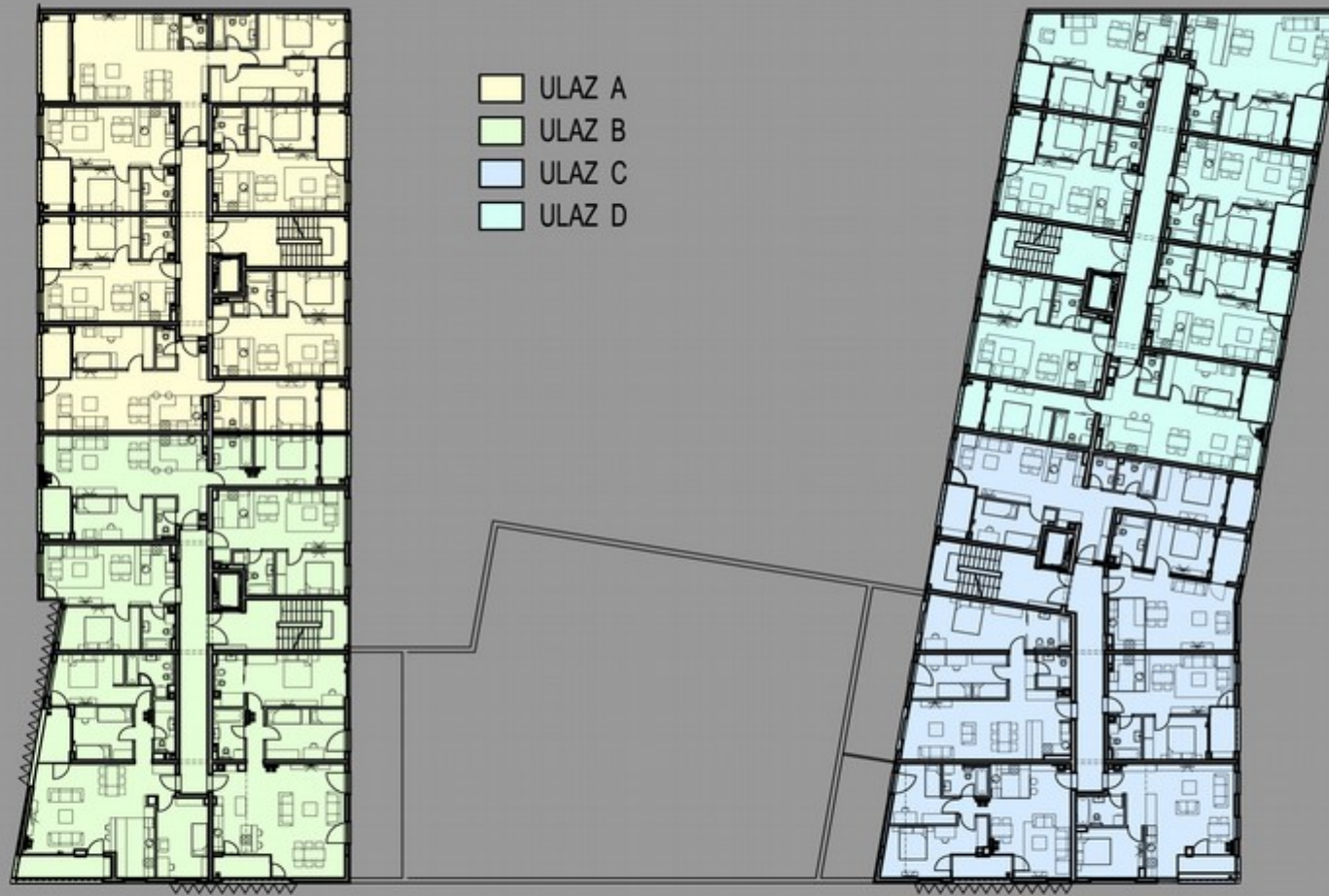




# 1. KAT

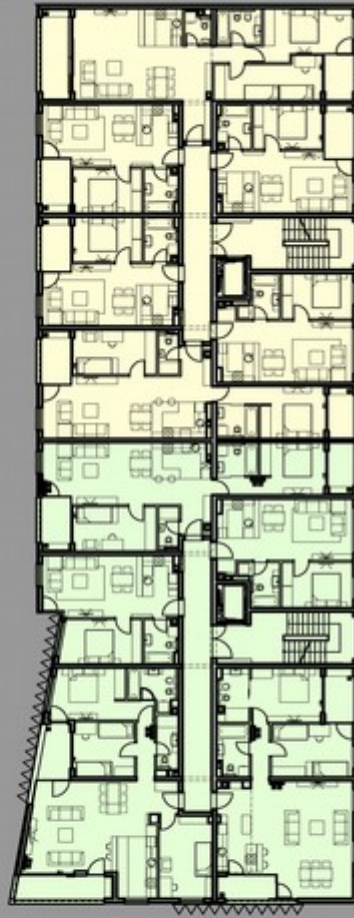


## 2. KAT





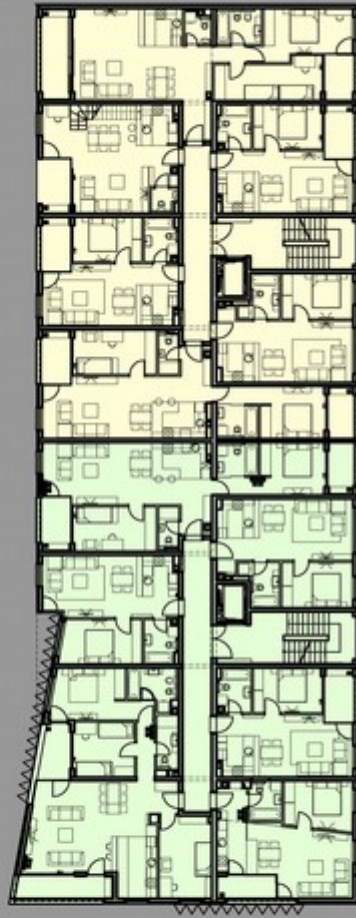
### 3. KAT



- ULAZ A
- ULAZ B
- ULAZ C
- ULAZ D



# 4. KAT

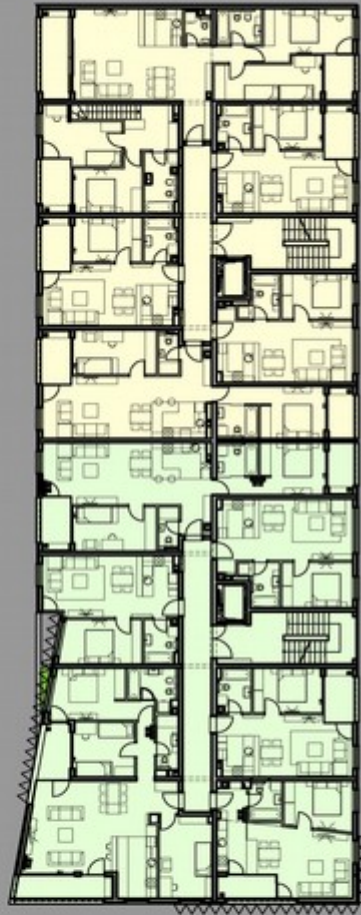


- ULAZ A
- ULAZ B
- ULAZ C
- ULAZ D





# 5. KAT



- ULAZ A
- ULAZ B
- ULAZ C
- ULAZ D



# 6. KAT



- ULAZ A
- ULAZ B
- ULAZ C
- ULAZ D

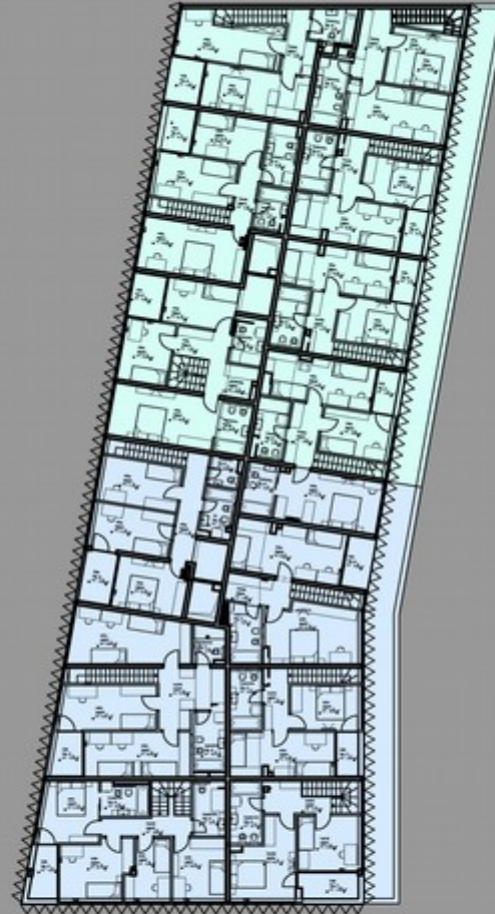




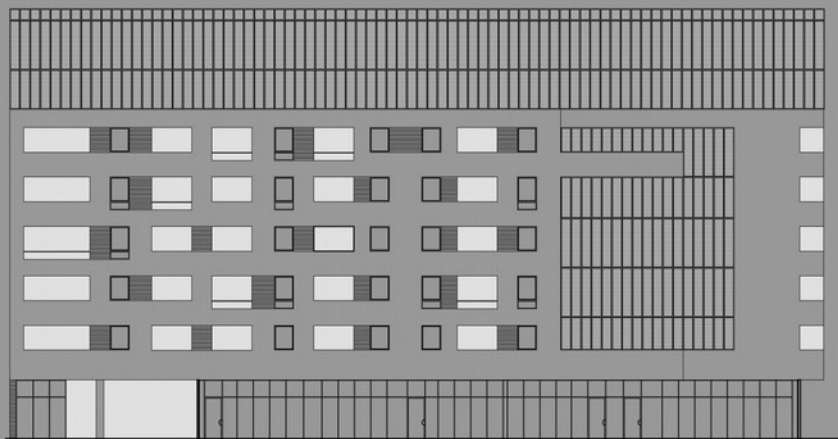
# 7. KAT



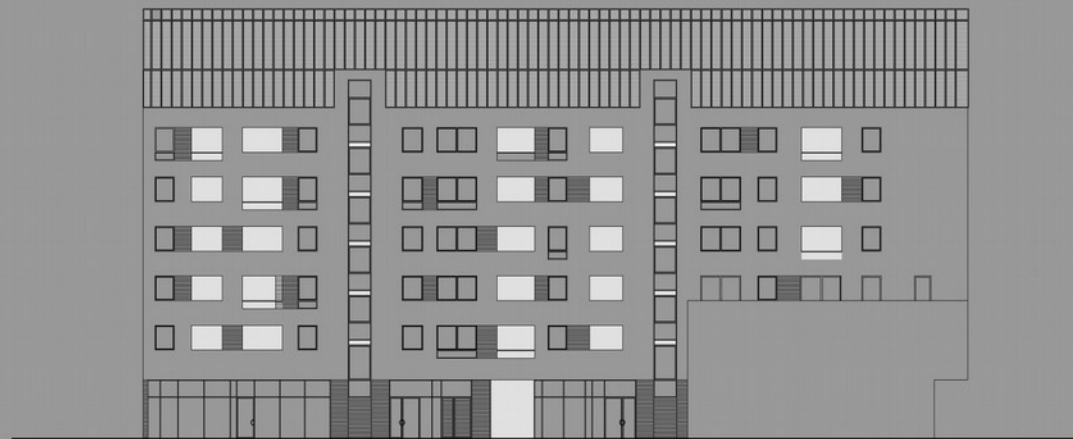
- ULAZ A
- ULAZ B
- ULAZ C
- ULAZ D



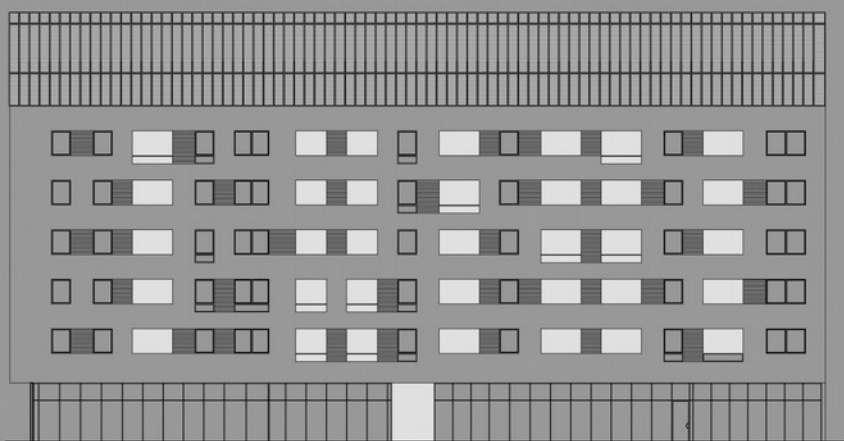
# PROČELJA



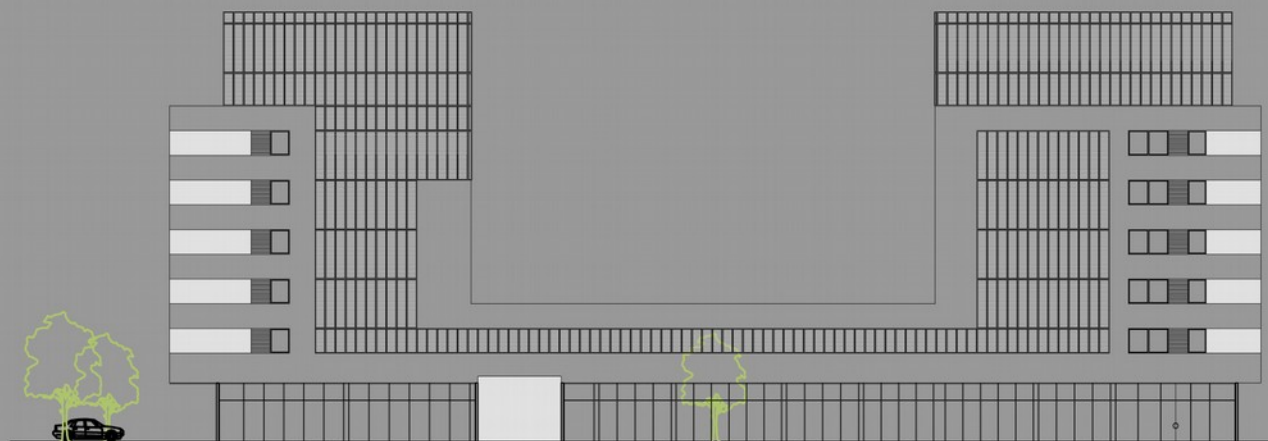
ZAPADNO PROČELJE (Trnjanska ulica)



ZAPADNO PROČELJE (dvorište)



ISTOČNO PROČELJE (Ljubomira Marakovića)



JUŽNO PROČELJE (Slavonska avenija)













PRIMJERI TLOCRTA STANOVA  
FLATS LAYOUTS EXAMPLES



# DVOSOBNI / 2 ROOMS APARTMENT

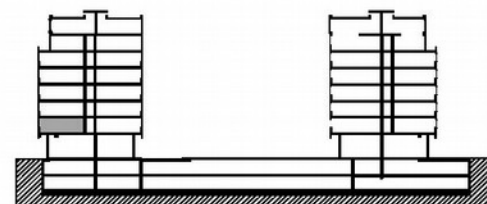
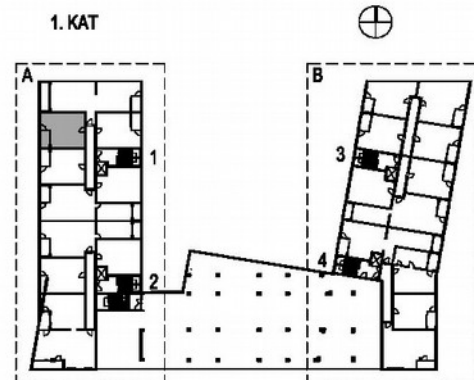


## DVOSOBNI STAN - A1\_2\_1a ULAZ 1, 1.KAT

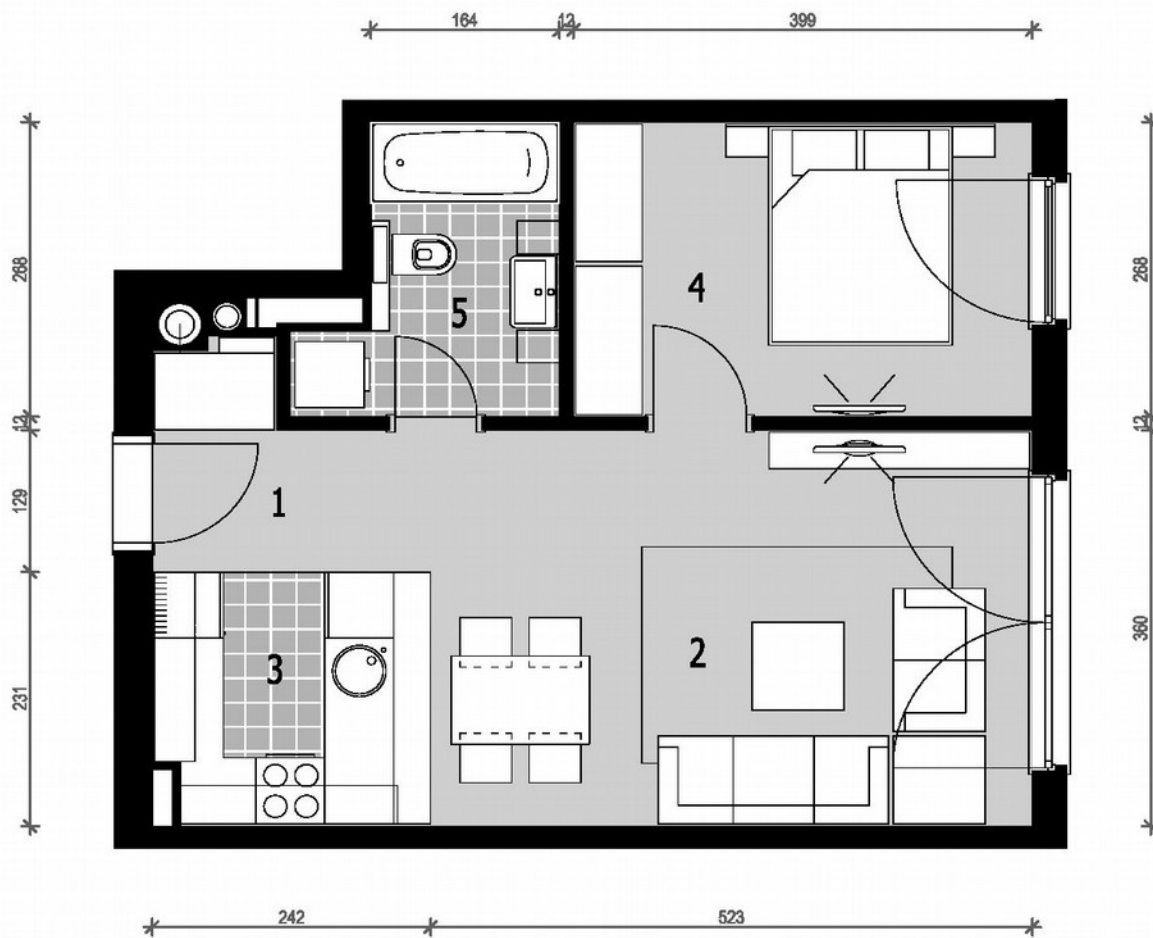
ISKAZ NETTO RAZVIJENE POVRŠINE:

PROSTORLIJA	MATERIJAL	POVRŠINA
1. ulazni prostor	parket	2,58 m <sup>2</sup>
2. dnevni boravak + blag.	parket	19,41 m <sup>2</sup>
3. kuhinja	ker. pločice	4,75 m <sup>2</sup>
4. soba	parket	10,11 m <sup>2</sup>
5. kupaonica	ker. pločice	4,95 m <sup>2</sup>
6. lođa	ker. pločice (5,25 x 0,75)	3,94 m <sup>2</sup>

SVEUKUPNO 45,74 m<sup>2</sup>



# DVOSOBNI / 2 ROOMS APARTMENT

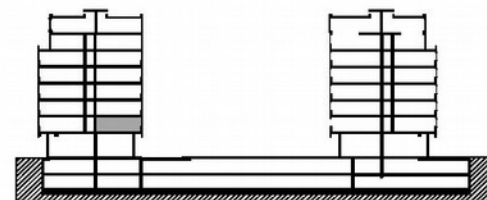
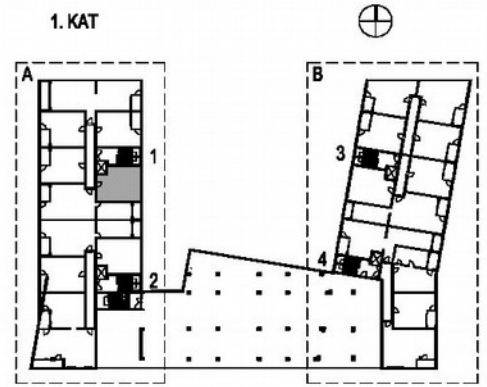


## DVOSOBNI STAN - A1\_2\_2a ULAZ 1, 1.KAT

ISKAZ NETTO RAZVIJENE POVRŠINE:

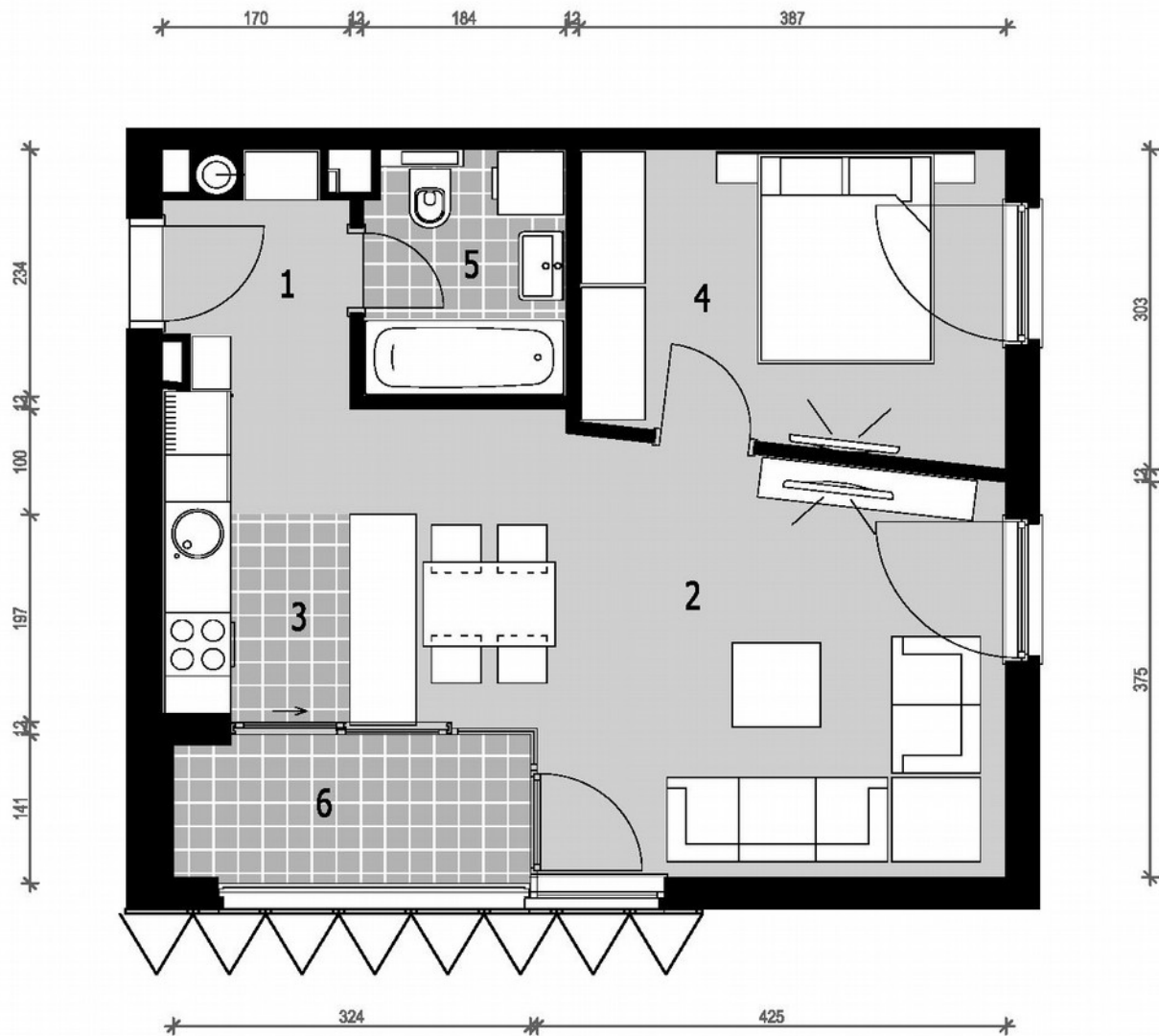
PROSTORIJA	MATERIJAL	POVRŠINA
1. ulazni prostor	parket	3,57 m <sup>2</sup>
2. dnevni boravak + blag.	parket	19,97 m <sup>2</sup>
3. kuhinja	ker. pločice	4,54 m <sup>2</sup>
4. soba	parket	10,69 m <sup>2</sup>
5. kupaonica	ker. pločice	4,78 m <sup>2</sup>

SVEUKUPNO 45,74 m<sup>2</sup>





# DVOSOBNI / 2 ROOMS APARTMENT

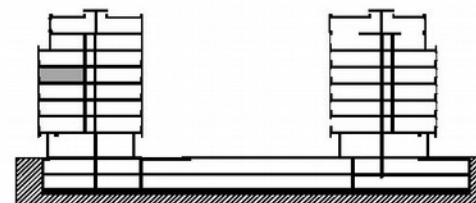
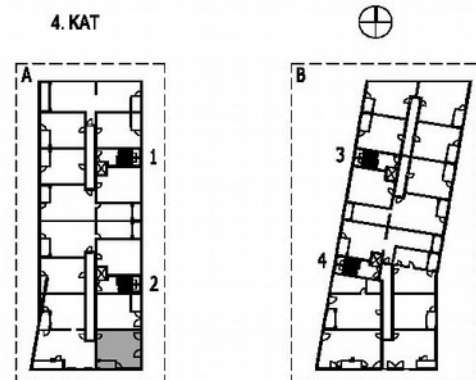


DVOSOBNI STAN - A4\_2\_4 ULAZ 2, 4.KAT

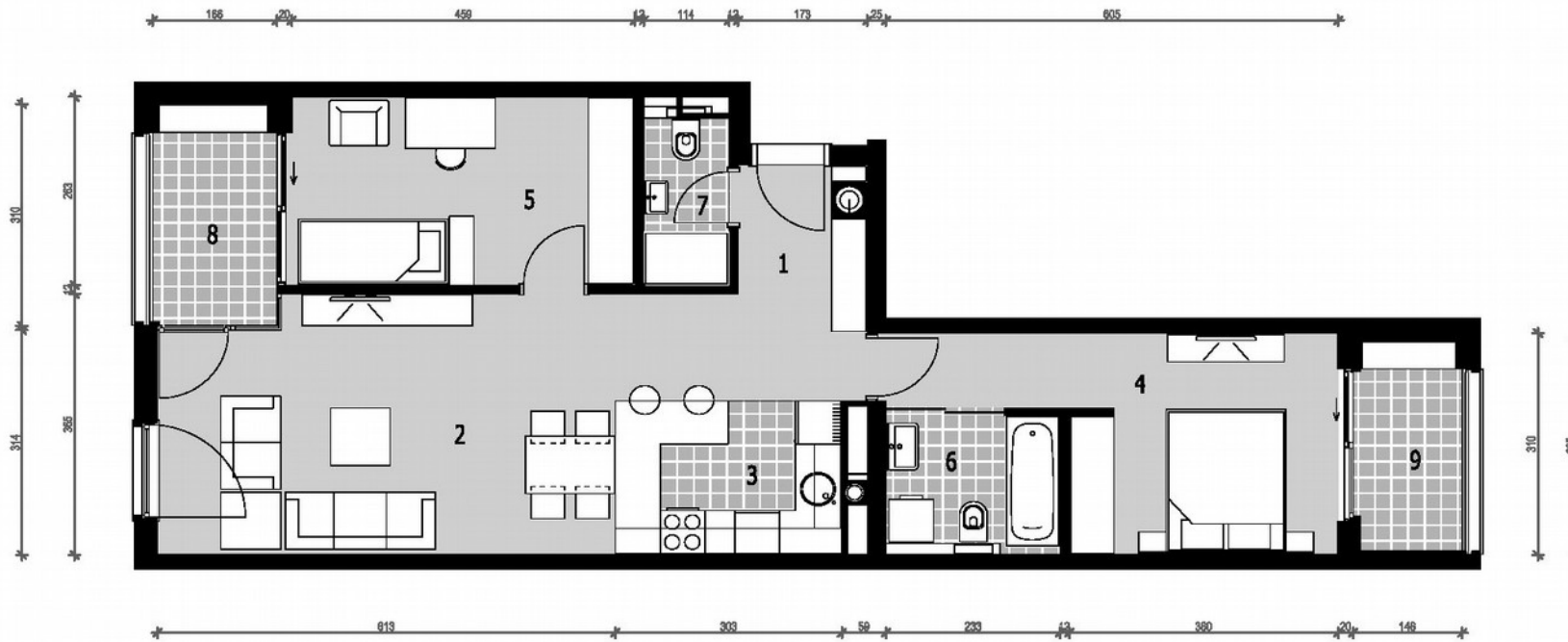
ISKAZ NETTO RAZVIJENE POVRŠINE:

PROSTORLIJA	MATERIJAL	POVRŠINA
1. ulazni prostor	parket	3,40 m <sup>2</sup>
2. dnevni boravak + blag.	parket	22,12 m <sup>2</sup>
3. kuhinja	ker. pločice	5,16 m <sup>2</sup>
4. soba	parket	10,86 m <sup>2</sup>
5. kupaonica	ker. pločice	4,11 m <sup>2</sup>
6. lođa	ker. pločice (4,60 x 0,75)	3,45 m <sup>2</sup>

SVEUKUPNO 49,10 m<sup>2</sup>



# TROSOBNI / 3 ROOMS APARTMENT

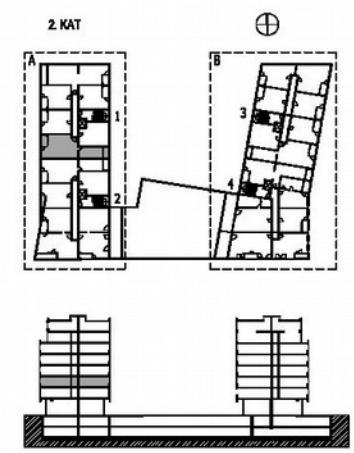


TROSOBNI STAN - A2\_3\_2a ULAZ 1, 2.KAT

ISKAZ NETTO RAZVLIENE POVRŠINE:

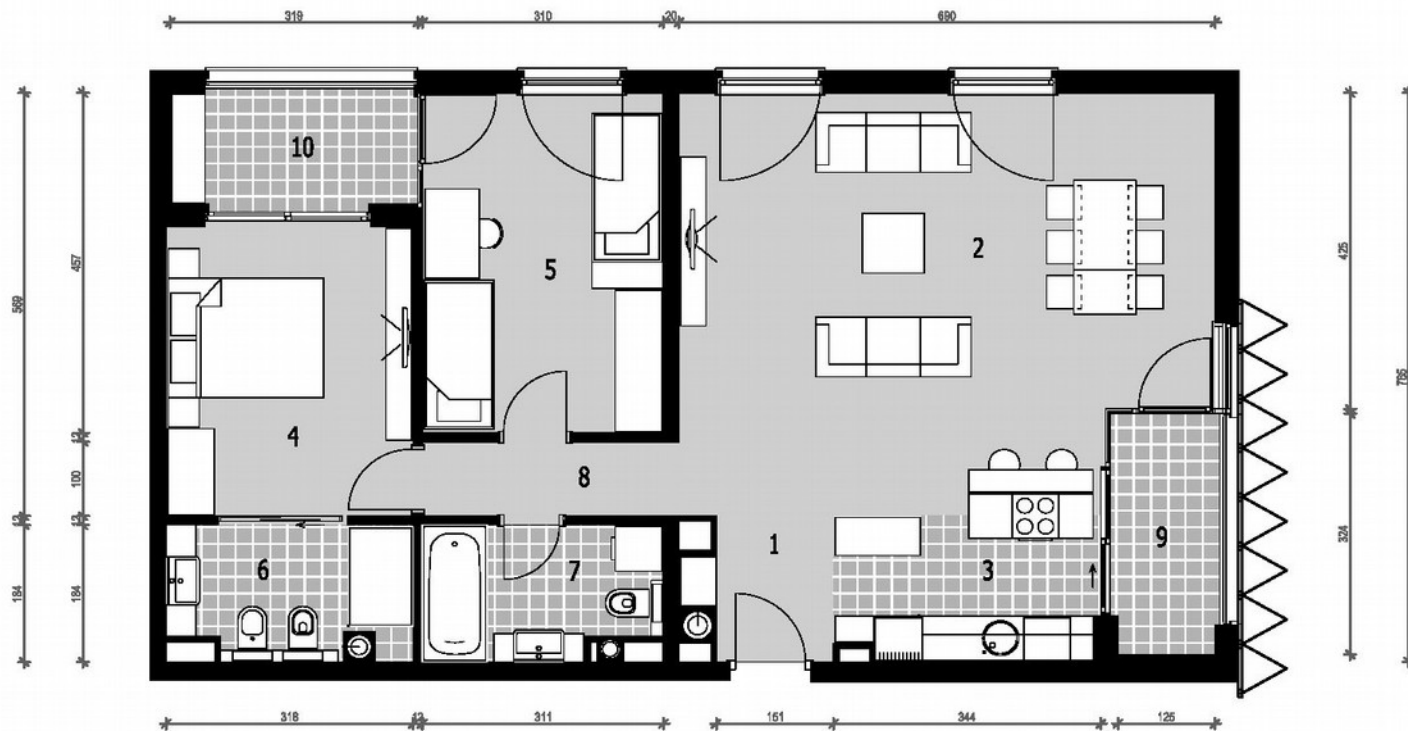
PROSTORJA	MATERIJAL	POVRŠINA
1. ulazni prostor	parket	2,88 m <sup>2</sup>
2. dnevni boravak + blag.	parket	26,58 m <sup>2</sup>
3. kuhinja	ker. pločice	6,51 m <sup>2</sup>
4. soba	parket	13,96 m <sup>2</sup>
5. soba	parket	12,24 m <sup>2</sup>
6. kupaoznica	ker. pločice	4,29 m <sup>2</sup>
7. wc	ker. pločice	2,65 m <sup>2</sup>
8. loža zapad	ker. pločice	(5,18 x 0,75) 3,89 m <sup>2</sup>
9. loža istok	ker. pločice	(4,29 x 0,75) 3,22 m <sup>2</sup>

SVEUKUPNO 76,19 m<sup>2</sup>





# TROSOBNI / 3 ROOMS APARTMENT

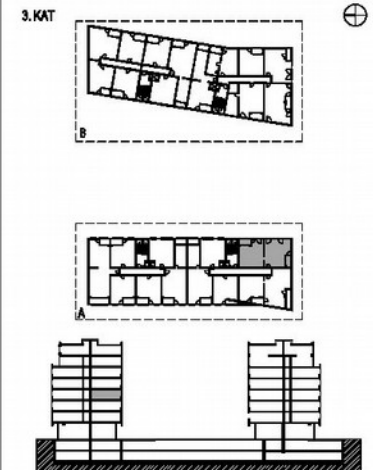


## TROSOBNI STAN - A3\_3\_3 ULAZ 2, 3.KAT

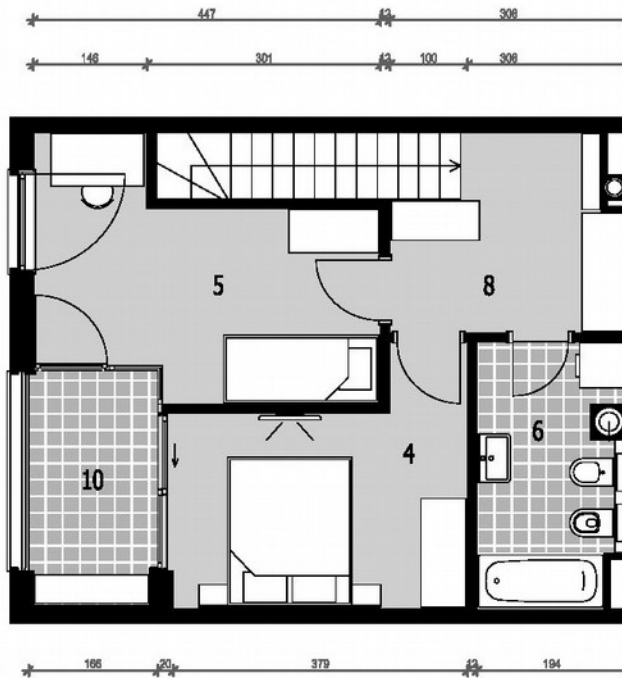
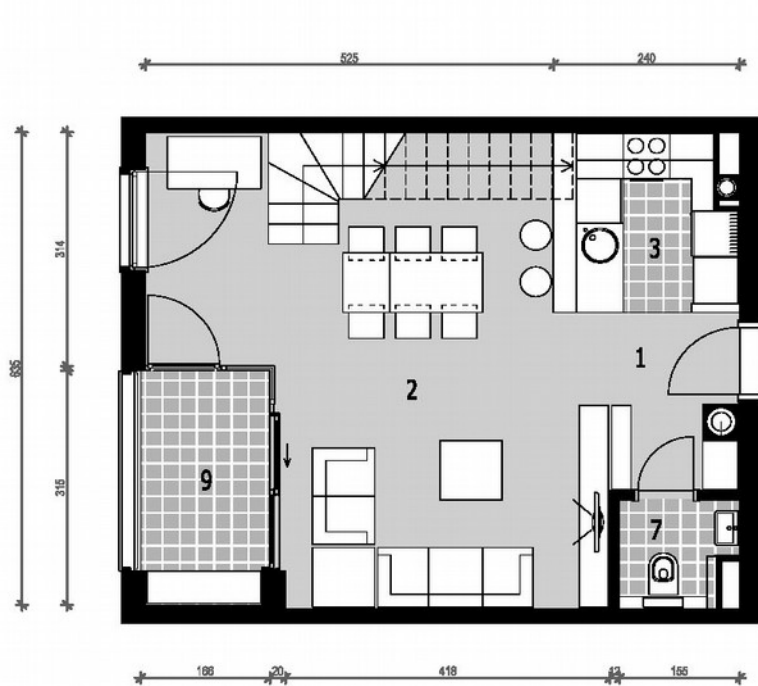
ISKAZ NETTO RAZVILJENE POKRŠINE:

PROSTORJA	MATERIAL	POVRŠINA
1. ulazni prostor	parket	3,29 m <sup>2</sup>
2. dnevni boravak + blag.	parket	26,58 m <sup>2</sup>
3. kuhinja	ker. pločice	6,84 m <sup>2</sup>
4. soba	parket	12,54 m <sup>2</sup>
5. soba	parket	14,05 m <sup>2</sup>
6. kupaoznica	ker. pločice	5,39 m <sup>2</sup>
7. kupaoznica	ker. pločice	5,25 m <sup>2</sup>
8. hodnik	ker. pločice	3,89 m <sup>2</sup>
9. lođa jug	ker. pločice (4,49 x 0,75)	3,36 m <sup>2</sup>
10. lođa istok	ker. pločice (5,15 x 0,5)	3,86 m <sup>2</sup>

SVEUKUPNO 85,05 m<sup>2</sup>



# TROSOBNI / 3 ROOMS APARTMENT

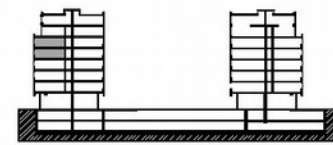
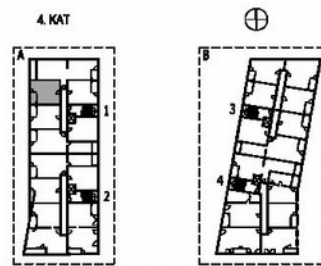


## TROSOBNI STAN - A4,5\_2\_1 ULAZ 1, 4.KAT

### ISKAZ NETTO RAZVLIENE POVRŠINE:

PROSTORJA	MATERIJAL	POVRŠINA
1. ulazni prostor	parket	4,31 m <sup>2</sup>
2. dnevni boravak + blag.	parket	31,08 m <sup>2</sup>
3. kuhinja	ker. pločice	4,72 m <sup>2</sup>
4. soba	parket	11,09 m <sup>2</sup>
5. soba	parket	12,39 m <sup>2</sup>
6. kupaelnica	ker. pločice	6,25 m <sup>2</sup>
7. wc	ker. pločice	1,71 m <sup>2</sup>
8. hodnik	parket	7,06 m <sup>2</sup>
9. loža 4. kat	ker. pločice (5,25 x 0,75)	3,94 m <sup>2</sup>
10. loža 5. kat	ker. pločice (5,25 x 0,75)	3,94 m <sup>2</sup>

**SVEUKUPNO** 86,49 m<sup>2</sup>



# TROSOBNI / 3 ROOMS APARTMENT



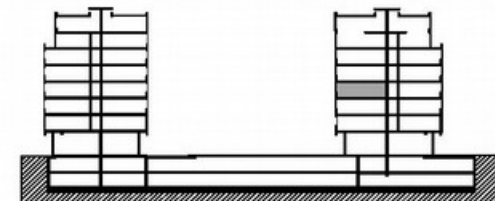
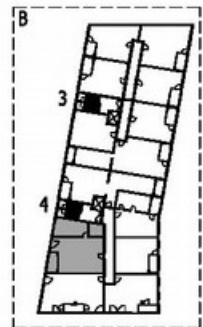
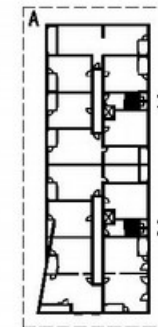
## TROSOBNI STAN - B5\_3\_3 ULAZ 4, 5.KAT

ISKAZ NETTO RAZVIJENE POVRŠINE:

PROSTORIJA	MATERIJAL	POVRŠINA
1. ulazni prostor	parket	3,76 m <sup>2</sup>
2. dnevni boravak + blag.	parket	20,07 m <sup>2</sup>
3. kuhinja	ker. pločice	4,75 m <sup>2</sup>
4. soba	parket	17,82 m <sup>2</sup>
5. soba	parket	14,23 m <sup>2</sup>
6. kupaonica	ker. pločice	5,43 m <sup>2</sup>
7. kupaonica	ker. pločice	3,85 m <sup>2</sup>
8. hodnik	parket	4,19 m <sup>2</sup>
9. lođa	ker. pločice (5,43 x 0,75)	4,07 m <sup>2</sup>

SVEUKUPNO 78,17 m<sup>2</sup>

5. KAT





# ČETVEROSOBNI / 4 ROOMS APARTMENT

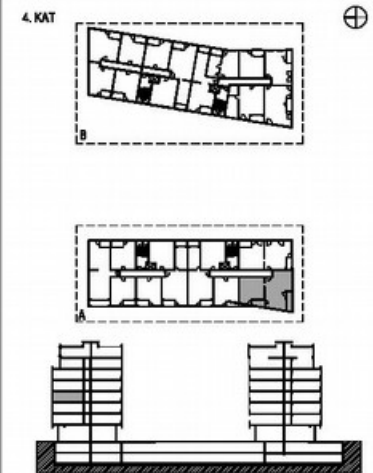


ČETVEROSOBNI - A4\_4\_1 ULAZ 2, 4.KAT

ISKAZ NETTO RAZVIDNE POVRŠINE

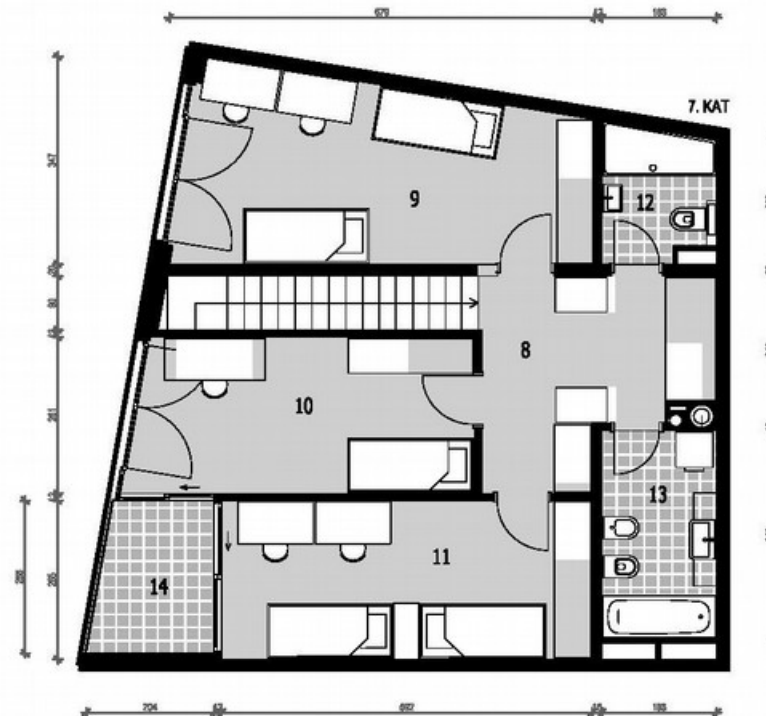
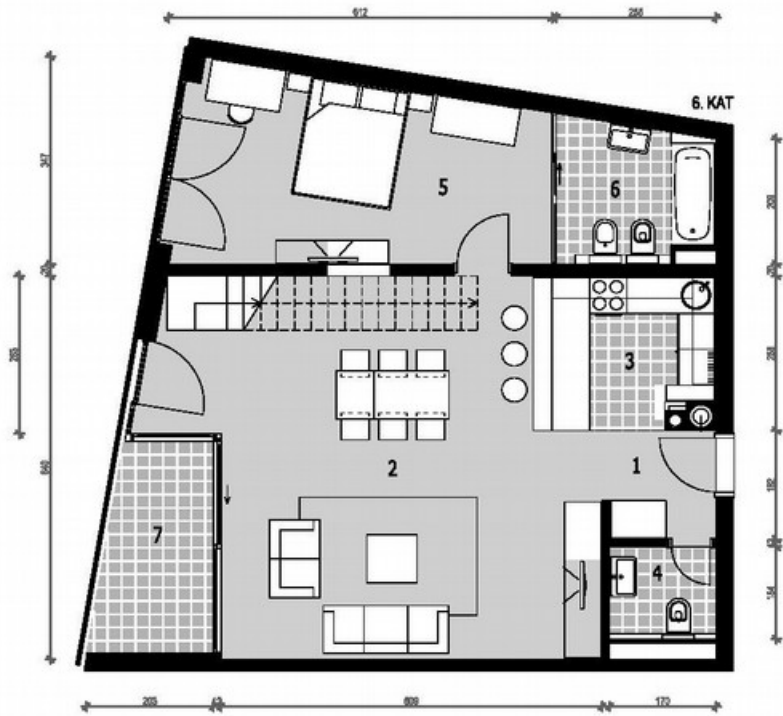
PROSTORNA	MATERIJAL	POVRŠINA
1. ulazni prostor	parket	2,62 m <sup>2</sup>
2. dnevni boravak + blag.	parket	33,99 m <sup>2</sup>
3. kuhinja	ker. pločice	7,80 m <sup>2</sup>
4. soba	parket	14,22 m <sup>2</sup>
5. soba	parket	11,63 m <sup>2</sup>
6. soba	parket	14,28 m <sup>2</sup>
7. kupatnica	ker. pločice	5,57 m <sup>2</sup>
8. kupatnica	ker. pločice	3,79 m <sup>2</sup>
9. hodnik	parket	3,42 m <sup>2</sup>
10. lodž jug	ker. pločice (7,50 x 0,75)	5,63 m <sup>2</sup>
11. lodž zapad	ker. pločice (5,25 x 0,75)	3,94 m <sup>2</sup>

SVEUKUPNO 105,89 m<sup>2</sup>





# PETEROSOBNI / 5 ROOMS APARTMENT



PETEROSOBNI STAN B8,7\_5\_1 ULAZ 4, 6. KAT

IZRAZ NETTO IZVIDENE PLOŠTINE:

PROSTORNA	IMTERIJAL	POVRŠINA
1. ulazni prostor	parfet	3,23 m <sup>2</sup>
2. dnevni boravak + blag.	parfet	48,04 m <sup>2</sup>
3. kuhinja	ker. pločica	6,36 m <sup>2</sup>
4. wc	ker. pločica	2,46 m <sup>2</sup>
5. spava	parfet	18,01 m <sup>2</sup>
6. kupaonica	ker. pločica	5,08 m <sup>2</sup>
7. kupa	ker. pločica (6,86 x 0,75)	4,35 m <sup>2</sup>
8. hodnik	parfet	11,00 m <sup>2</sup>
9. spava	parfet	18,38 m <sup>2</sup>
10. spava	parfet	13,82 m <sup>2</sup>
11. spava	parfet	15,68 m <sup>2</sup>
12. kupaonica	ker. pločica	3,37 m <sup>2</sup>
13. kupaonica	parfet	6,36 m <sup>2</sup>
14. kupa	ker. pločica (4,63 x 0,75)	3,47 m <sup>2</sup>

UKUPNO 152,81m<sup>2</sup>

