



KATALOG STANOVA

Projekt Zgrada A



GRADZILLA
URBAN DEVELOPMENT





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STUDIO



d.o.o.

POLOŽAJ PARCELE

Parcela se nalazi u zapadnom dijelu Zagreba, na samom jugoistoku naselja Rudeš u neposrednoj blizini Ljubljance, **Anina ulica 19a**, u kvartu polukružnog oblika omeđenog potokom Kustošak i Zagrebačkom avenijom s juga.

U mirnom je i urednom okruženju u kojem dominiraju obiteljske kuće i rijetki niski stambeni objekti - udaljenost od Zagrebačke avenije je više od 200 m, a od tramvaja svega 9 minuta laganog hoda.

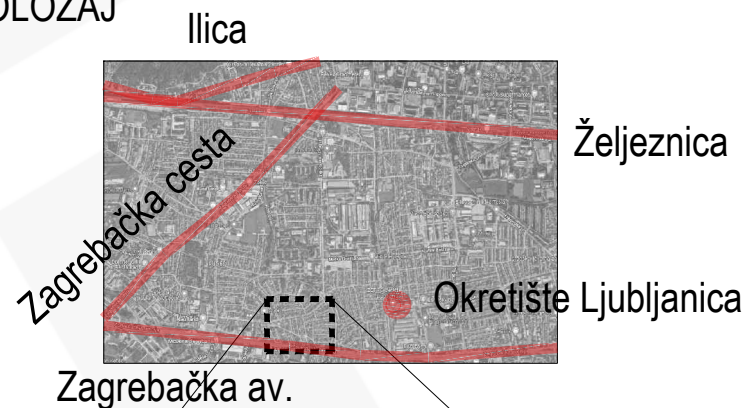
OPIS ZGRADE

Stambena zgrada je samostojeća s prohodnim prizemljem u kojem se nalaze parkirna mjesta i spremišta. Iznad prohodnog prizemlja se formiraju tri stambene etaže od kojih je zadnja u obliku potkrovlja s kosim krovom. Zgrada je projektirana kao gotovo **nulte energije** po NZEB standardu.

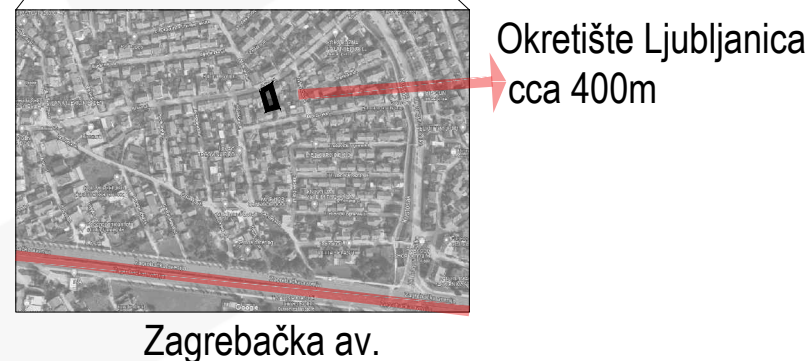
OPIS STANOVA

Stambena **zgrada "A"** sadrži 6 stanova; dva po etaži. Stanovi su dvosobni, manjih površina i **trostrano** orijentirani s pristupom preko otvorenog, natkrivenog stubišta. Stanovi na posljednjoj etaži su pod kosim krovom i u sebi sadrže funkcionalne i prostrane galerije. Stanovi imaju **podno grijanje** i sustav grijanja preko dizalica topline.

ŠIRI POLOŽAJ



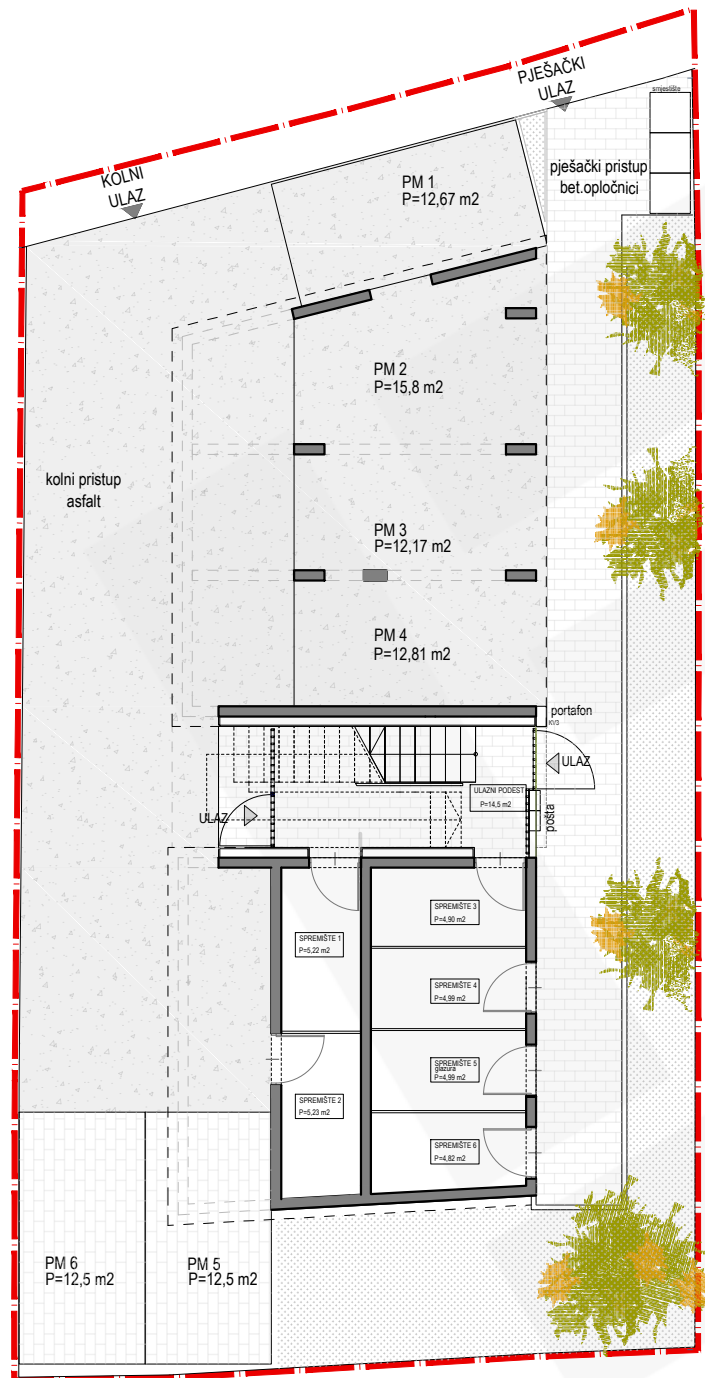
UŽI POLOŽAJ



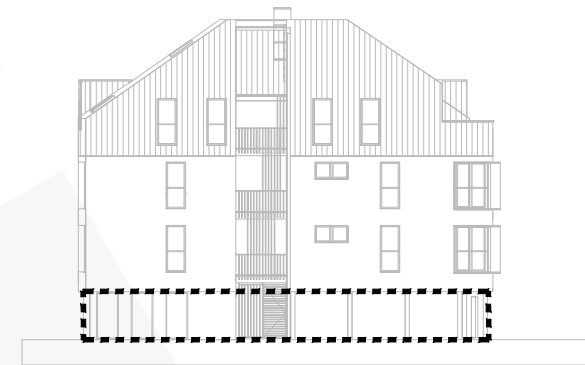
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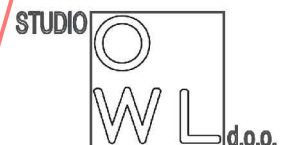
PRIZEMLJE



prostorija	netto (m ²)	netto prodajna (m ²)
spremište 1 stan - A2	5,22	2,61
spremište 2 stan - A5	5,23	2,62
spremište 3 stan - A4	4,9	2,45
spremište 4 stan - A3	4,99	2,5
spremište 5 stan - A1	4,99	2,5
spremište 6 stan - A6	4,82	2,41



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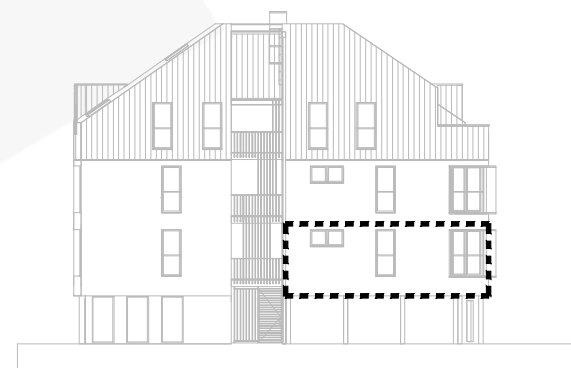
ZAPAD



STAN - A1

prostorija	netto (m ²)	netto prodajna (m ²)
ZATVORENO		
kuh+blag+db	28,95	28,95
spavaća soba 1	9,75	9,75
kupaonica	4,04	4,04
spavaća soba 2	8,62	8,62
spremište 5	4,99	2,49
UKUPNO		
ZATVORENO	56,35	53,85

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STAN - A1



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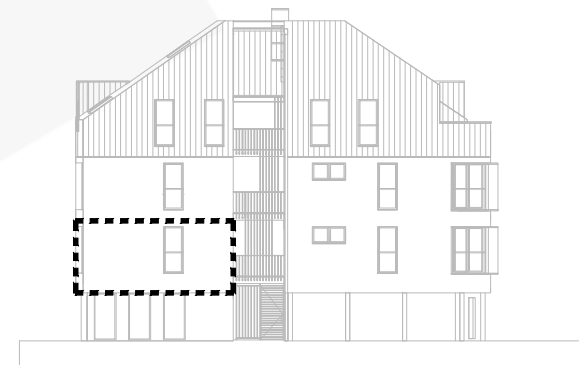




STAN - A2

prostorija	netto (m ²)	netto prodajna (m ²)
ZATVORENO		
kuh+blag+db	15,51	15,51
spavaća soba 1	6,95	6,95
kupaonica	3,34	3,34
spavaća soba 2	10,14	10,14
degažman	5,61	5,61
spremište 1	5,22	2,61
UKUPNO		
ZATVORENO	46,77	44,16

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STAN - A2



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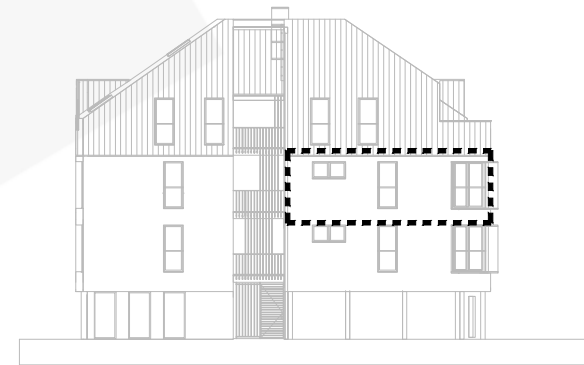
ZAPAD



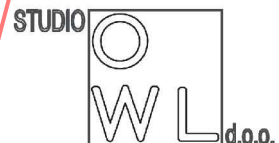
STAN - A3

prostorija	netto (m ²)	netto prodajna (m ²)
ZATVORENO		
kuh+blag+db	28,95	28,95
spavaća soba 1	9,75	9,75
kupaonica	4,04	4,04
spavaća soba 2	8,62	8,62
spremište 4	4,99	2,49
UKUPNO		
ZATVORENO	56,35	53,85

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STAN - A3



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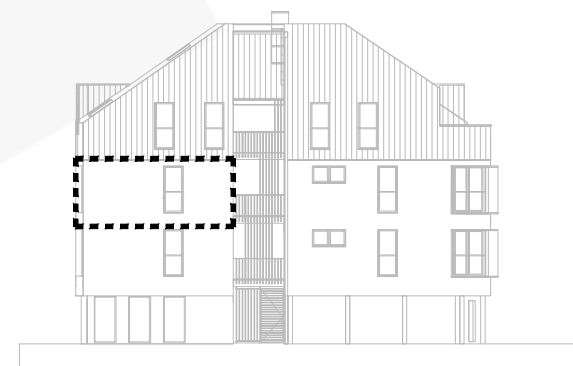




STAN - A4

prostorija	netto (m ²)	netto prodajna (m ²)
ZATVORENO		
kuh+blag+db	20,62	20,62
izba	1,62	1,62
kupaonica	3,34	3,34
degažman	5,62	5,62
spavaća soba	10,21	10,21
spremište3	4,9	2,45
UKUPNO		
ZATVORENO	46,31	43,86

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STAN - A4

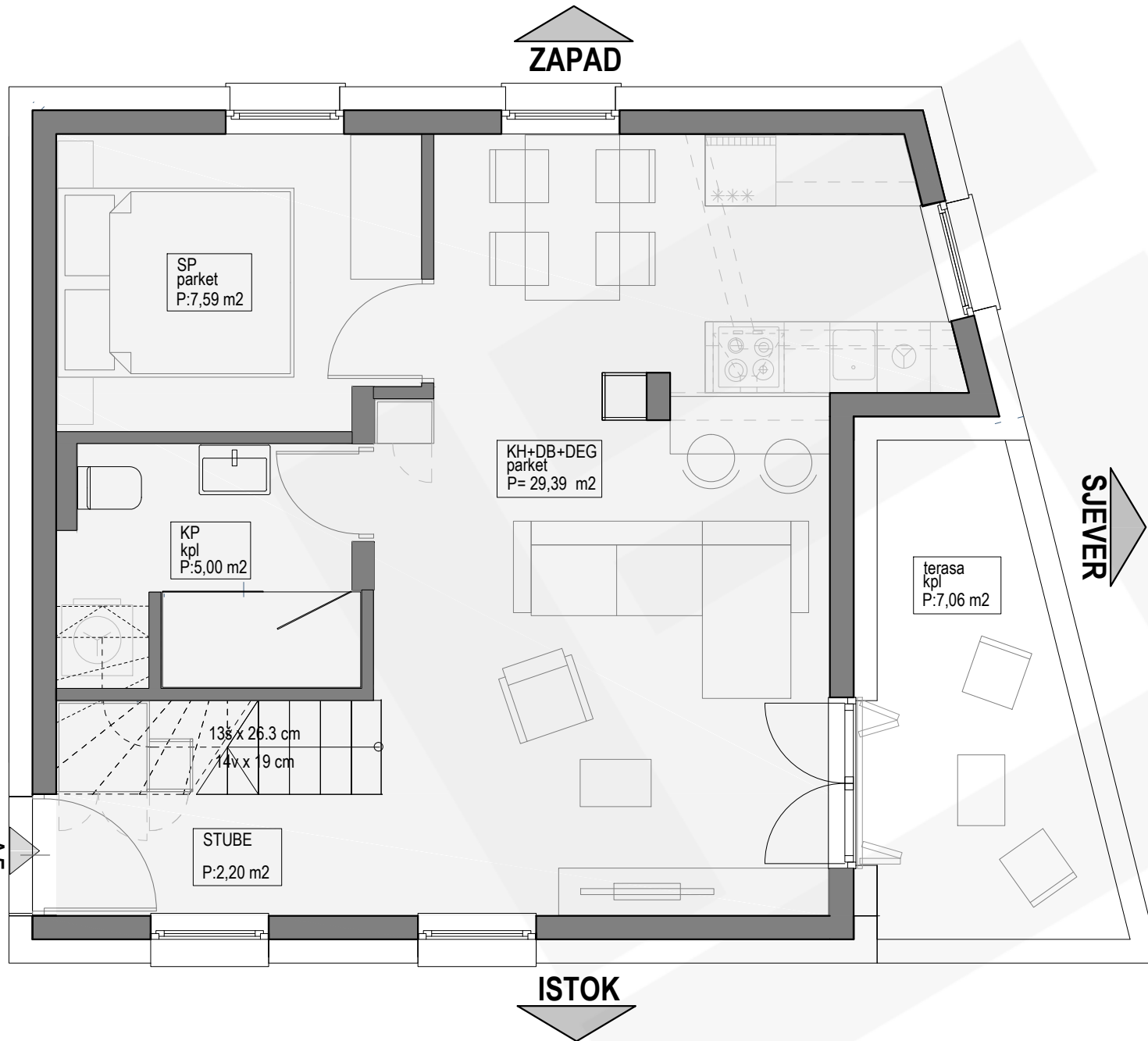


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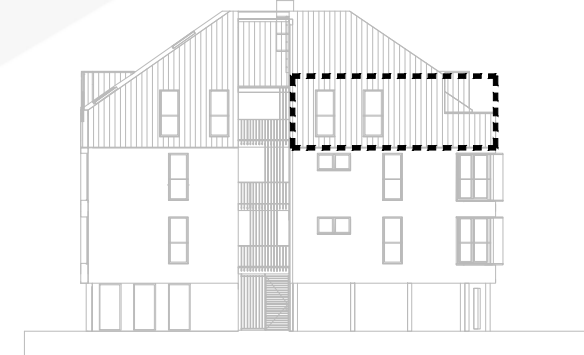


STAN - A5

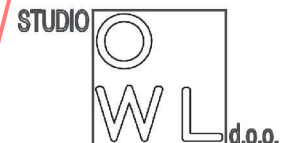


prostorija	netto (m ²)	netto prodajna (m ²)
ZATVORENO		
kuh+blag+db	29,39	28,81
spavaća soba 1	7,59	6,83
kupaonica	5	4,5
stubište	2,2	2,2
spremište 2	5,23	2,61
galerija	17,96	15,9
kupaonica	2,71	2,44
OTVORENO		
terasa	7,06	1,76
UKUPNO		
ZATVORENO	70,08	63,29
OTVORENO	7,06	1,76
SVEUKUPNO	77,14	65,05

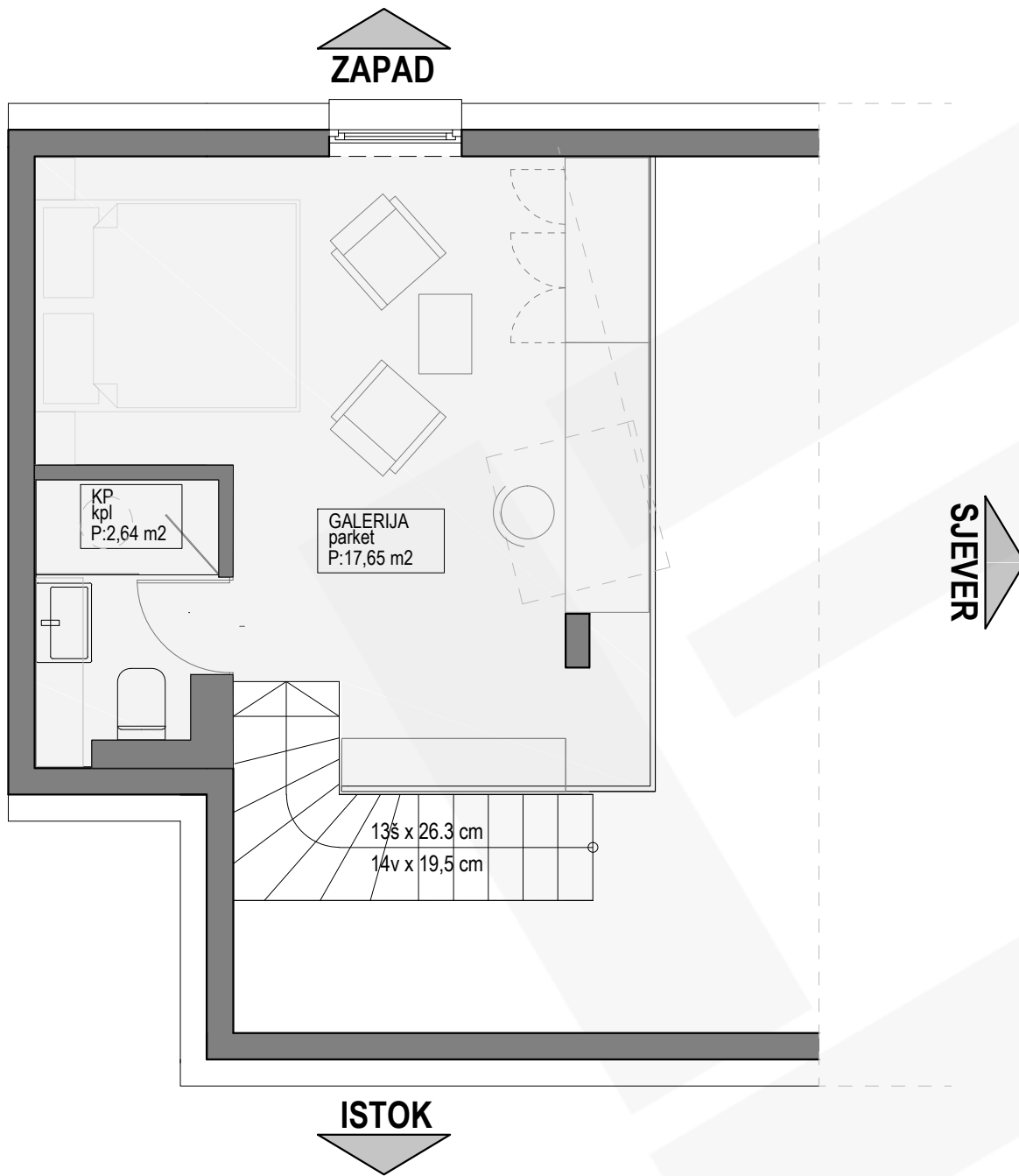
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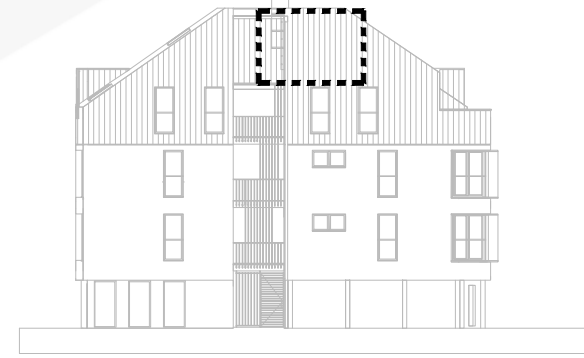
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STAN - A5 - GALERIJA



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STAN - A5



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STAN - A5 GALERIJA



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STAN - A5 PRESJEK



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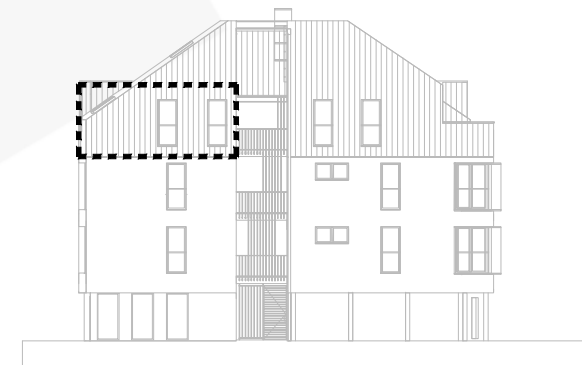
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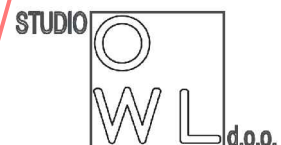
STAN - A6

prostorija	netto (m ²)	netto prodajna (m ²)
ZATVORENO		
kuh+blag+db	25,68	22,07
spavaća soba 1	9,33	8,49
kupaonica	4,62	4,16
stubište	2,81	2,81
spremište 6	4,82	2,41
galerija	15,71	12,45
kupaonica	2,71	2,44
UKUPNO		
ZATVORENO	65,68	54,83

POLOŽAJ U ZGRADI



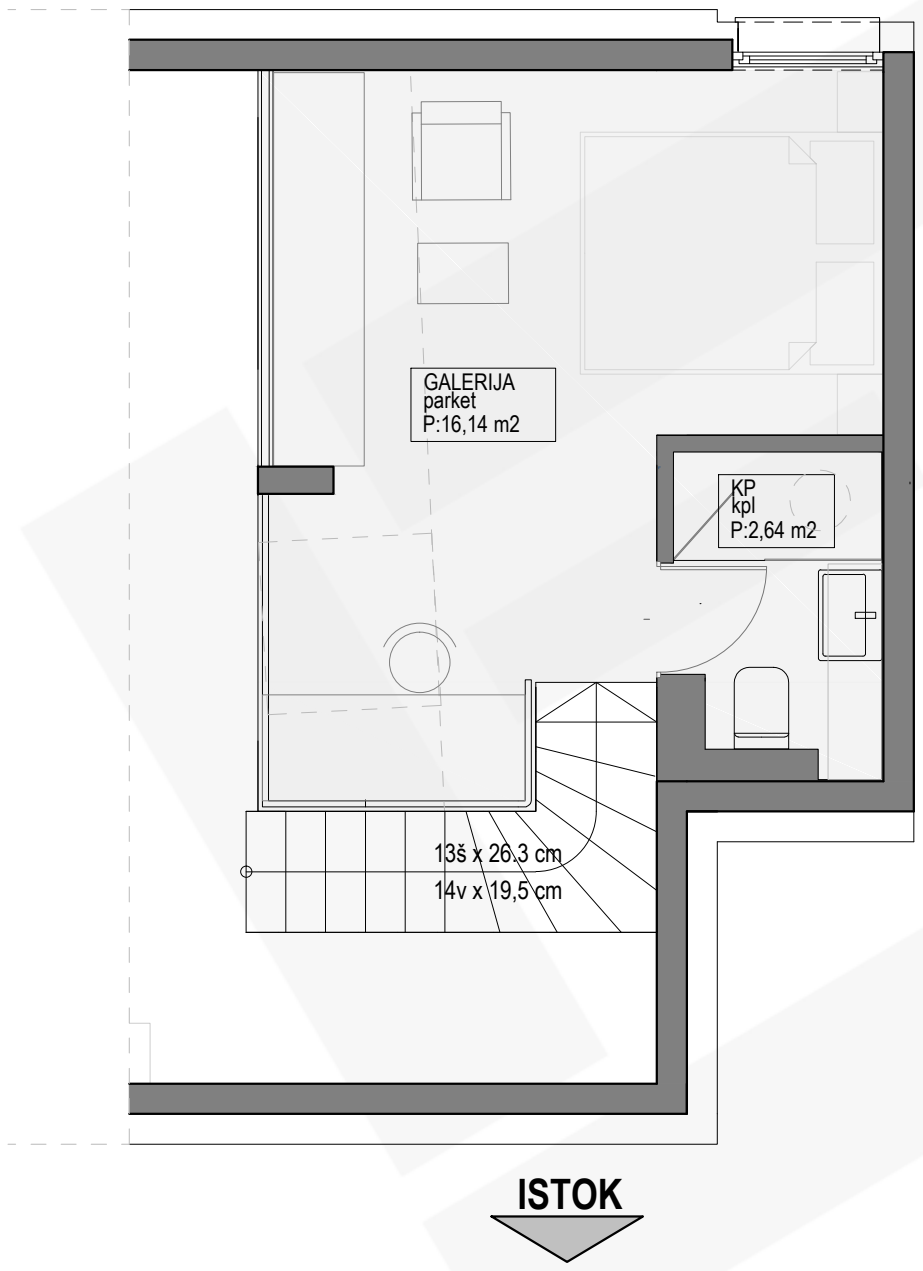
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ZAPAD

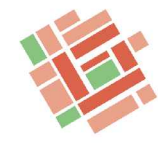
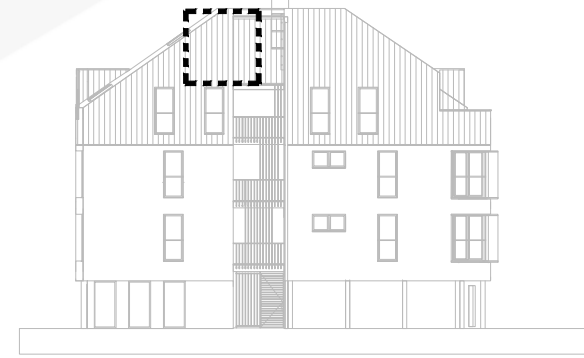
STAN - A6 - GALERIJA

JUG

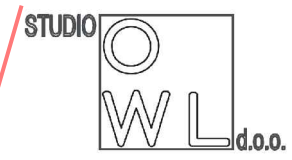


ISTOK

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STAN - A6



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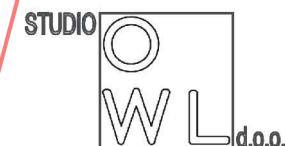


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STAN - A6 GALERIJA



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STAN - A6 PRESJEK



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