



PORTA GROUP

Porta Group d.o.o.
Obala kneza Trpimira 21
23000 Zadar
Croatia, EU
OIB: 86565443274

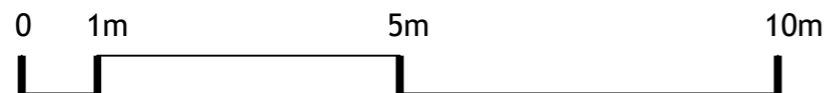
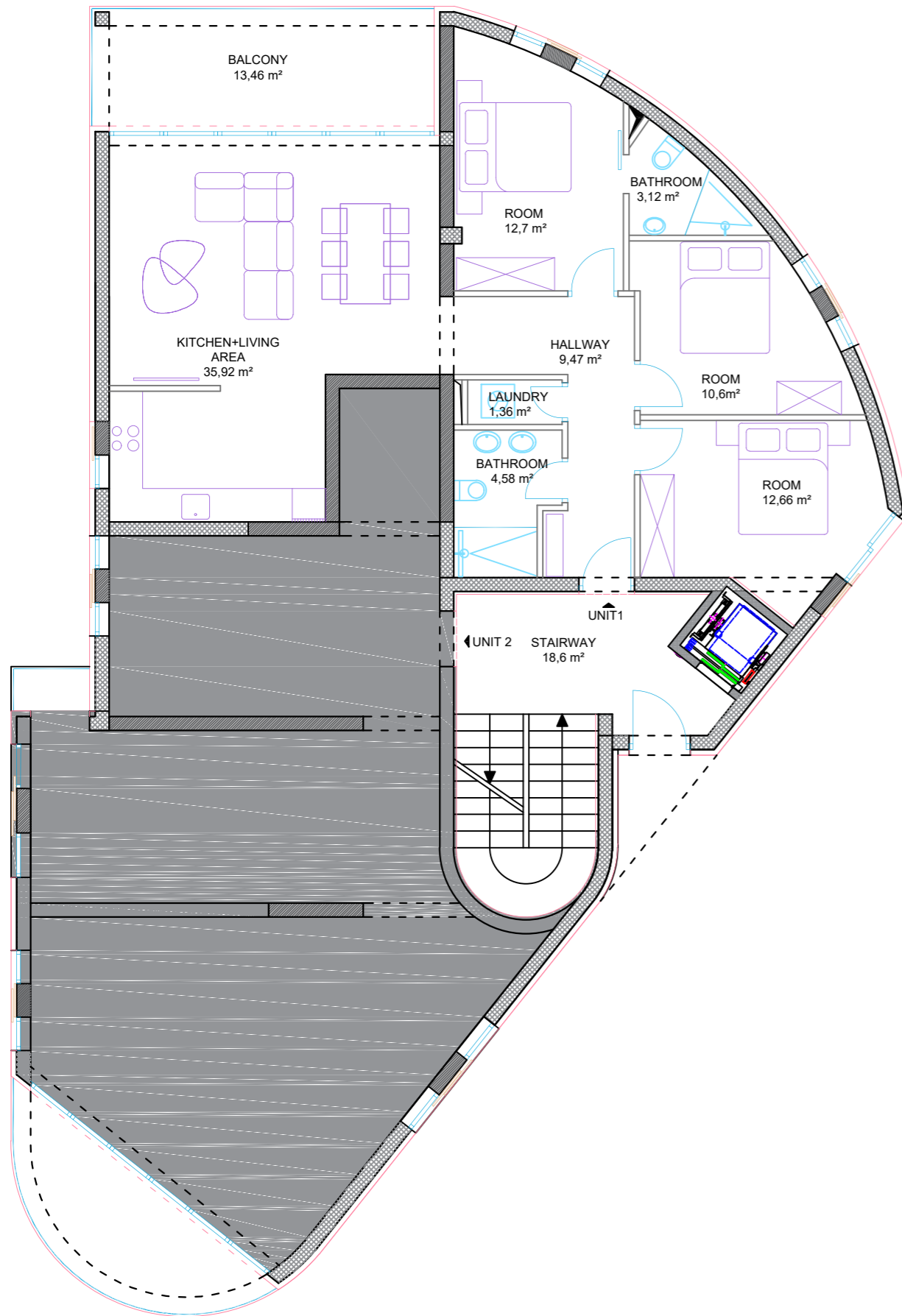
KATALOG A CATALOG A

Projekt izradio



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UNIT LAYOUT 1:100



PORTA GROUP

INVESTITOR: Porta Group d.o.o.

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STAMBENA ZGRADA
k.č. 7149/9, k.o. SUKOŠAN

STAN A1

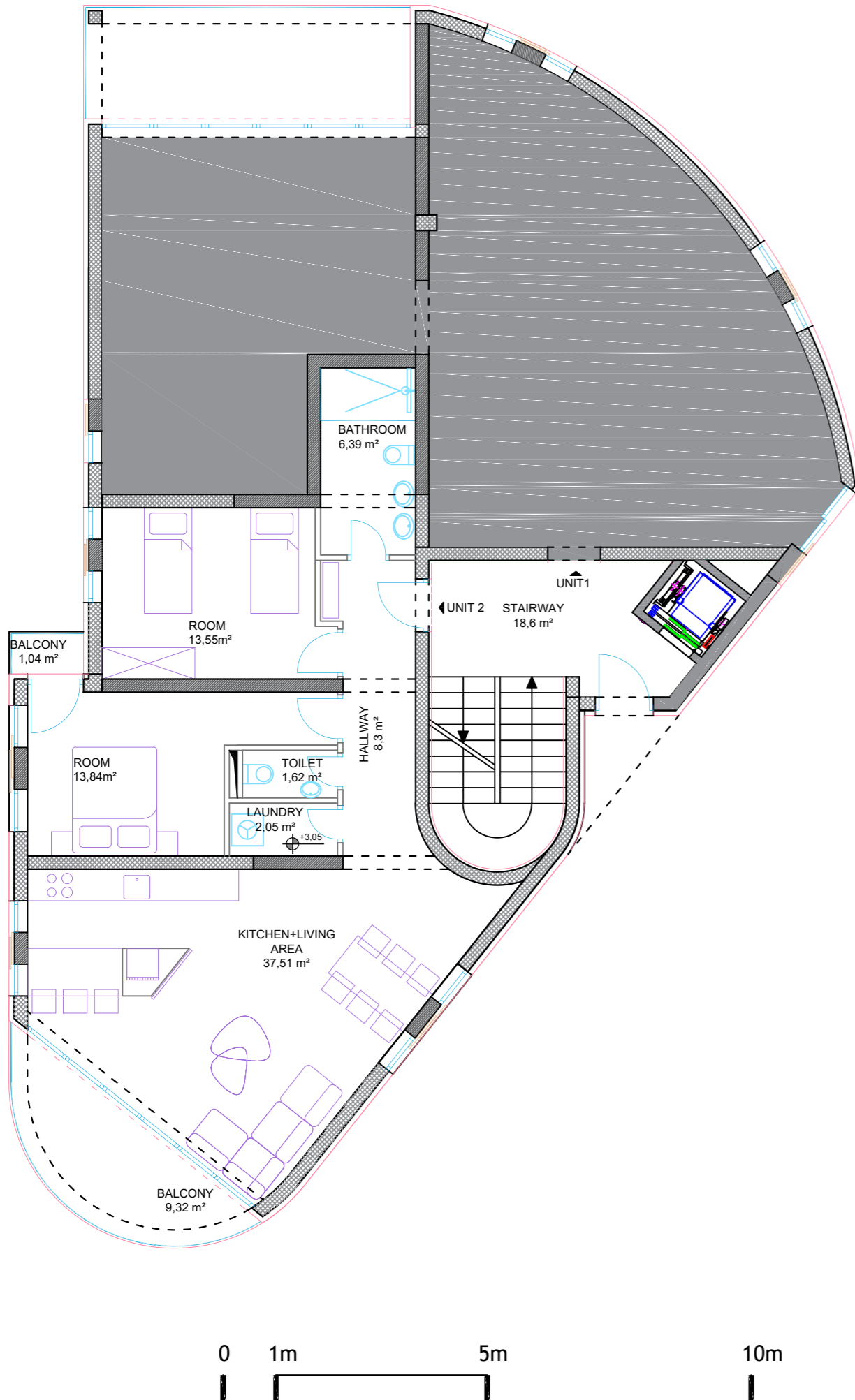
Luksuzan i moderan trosoban stan nalazi se u prizemlju zgrade. Neto površina iznosi 134,48 m2 s uračunatim koeficijentom iskoristivosti. Stambeni prostor sastoji se od kuhinje, blagovaonice i dnevnog boravka s izlazom na terasu. Stan se sastoji od 3 spavaće sobe, od kojih jedna ima vlastitu kupaonicu. Prostran hodnik vodi prema drugoj kupaonici i praonici rublja. Stan ima dvorište s bazenom kojemu je omogućen izravan pristup iz dnevnog boravka. Stanu pripada vrt, parkirna mjesta i strojarnica bazena.

UNIT A1

Luxury and modern three bedroom apartment is located on the ground floor. The net area is 134,48 m2 with the utilization coefficient included. The living area consists of a kitchen, dining room and living room with access to the terrace. The apartment consists of 3 bedrooms, one of which has its own bathroom. A spacious hallway leads to the second bathroom and laundry room. The apartment has a yard with a swimming pool which has direct access from the living room. The apartment has a garden, parking space and pool engine room.

GROUND FLOOR			
UNIT 1	AREA	FACTOR	USEFUL AREA
kitchen - living area	35,92	1	35,92
hallway	9,47	1	9,47
room	12,7	1	12,7
room	12,66	1	12,66
bathroom	3,12	1	3,12
room	10,6	1	10,6
bathroom	4,58	1	4,58
laundry	1,36	1	1,36
balcony	13,46	0,5	6,73
TOTAL			97,14
backyard	161,43	0,1	16,14
pool	26,89	0,5	13,45
pool engine room	4,5	0,5	2,25
parking spot	13,75	0,2	2,75
parking spot	13,75	0,2	2,75
TOTAL			134,48

UNIT LAYOUT 1:100



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STAN A2

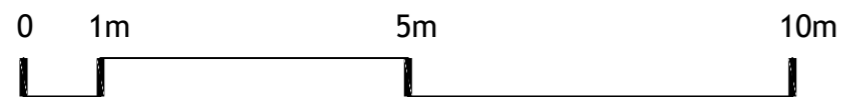
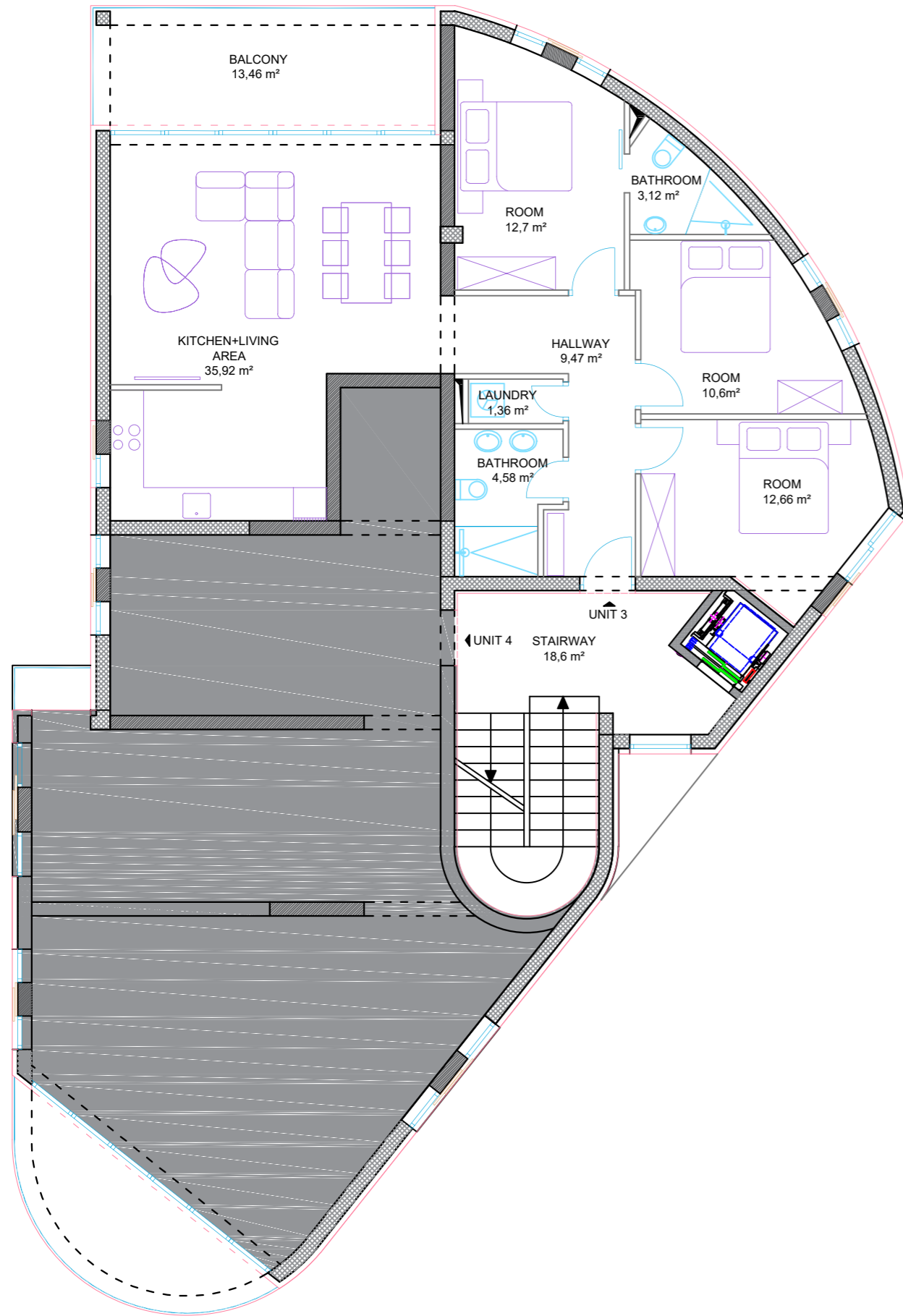
Luksuzan i moderan dvosoban stan nalazi se u prizemlju zgrade. Neto površina iznosi 121,26 m² s uračunatim koeficijentom iskoristivosti. Stambeni prostor sastoji se od kuhinje, blagovaonice i dnevnog boravka s izlazom na terasu. Stan se sastoji od 2 spavaće sobe, od kojih jedna ima vlastiti balkon. Prostran hodnik vodi prema kupaonici, wc-u i praonici rublja. Stan ima dvorište s bazenom kojemu je omogućen izravan pristup iz dnevnog boravka. Stanu pripada vrt, parkirno mjesto i strojarnica bazena.

GROUND FLOOR			
UNIT 2	AREA	FACTOR	USEFUL AREA
kitchen - living area	37,51	1	37,51
hallway	8,3	1	8,3
room	13,55	1	13,55
room	13,84	1	13,84
bathroom	6,39	1	6,39
toilet	1,62	1	1,62
laundry	2,05	1	2,05
balcony	9,32	0,5	4,66
balcony	1,04	0,5	0,52
TOTAL			88,44
backyard	128,28	0,1	12,83
pool	29,98	0,5	14,99
pool engine room	4,5	0,5	2,25
parking spot	13,75	0,2	2,75
TOTAL			121,26

UNIT A2

Luxury and modern two bedroom apartment is located on the ground floor. The net area is 121,26 m² with the utilization coefficient included. The living area consists of a kitchen, dining room and living room with access to the terrace. The apartment consists of 2 bedrooms, one of which has its own balcony. A spacious hallway leads to the bathroom, toilet and laundry. The apartment has a yard with a swimming pool which has direct access from the living room. The apartment has a garden, parking space and pool engine room.

UNIT LAYOUT 1:100



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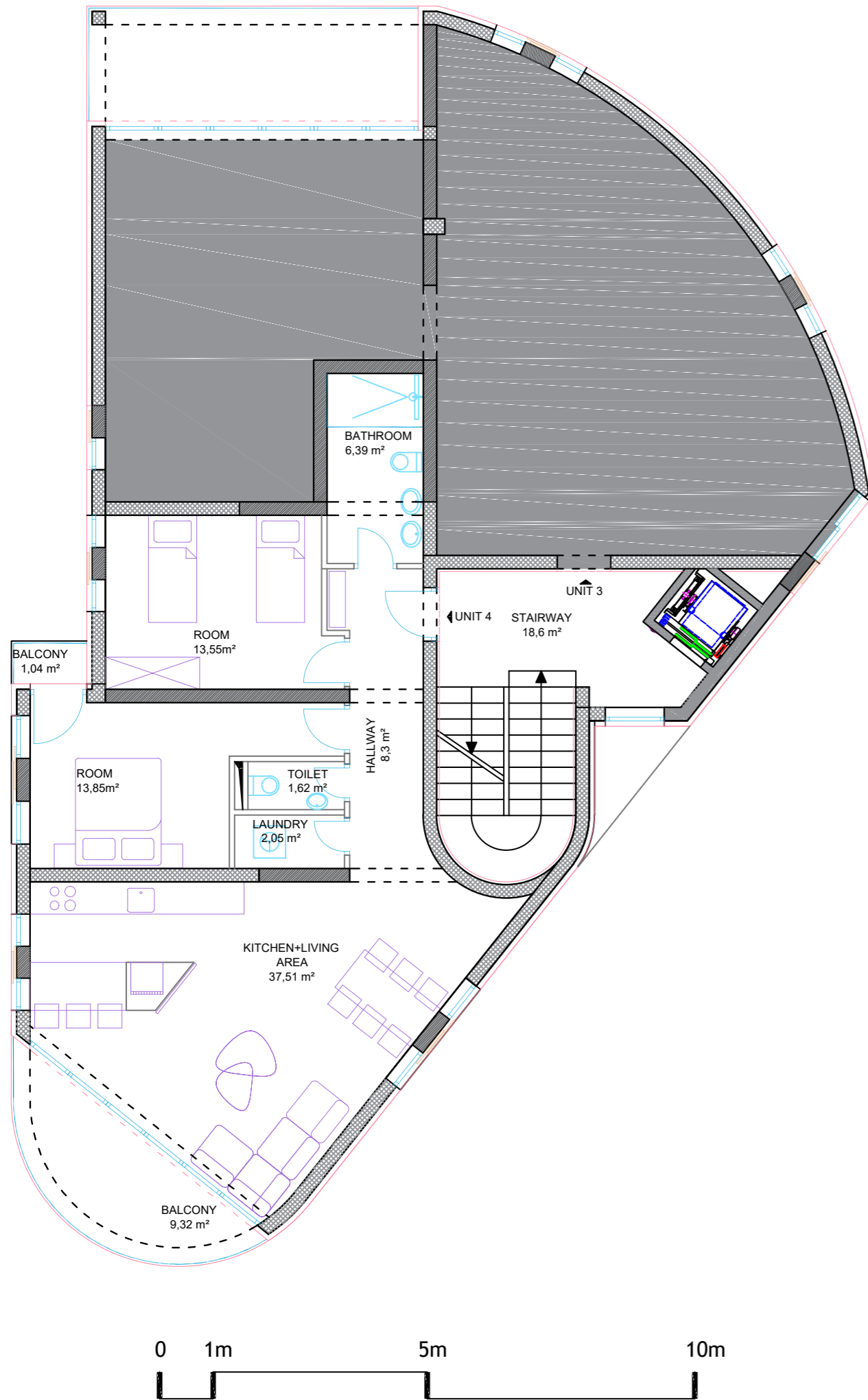
STAN A3

Luksuzan i moderan trosoban stan nalazi se na prvom katu zgrade. Neto površina iznosi 99,21 m2 s uračunatim koeficijentom iskoristivosti. Stambeni prostor sastoji se od kuhinje, blagovaonice i dnevnog boravka s izlazom na terasu. Stan se sastoji od 3 spavaće sobe, od kojih jedna ima vlastitu kupaonicu. Prostran hodnik vodi prema drugoj kupaonici i praonici rublja. Stanu pripada jedno parkirno mjesto.

UNIT A3

Luxury and modern three bedroom apartment is located on the first floor of the building. The net area is 99.21 m2 with the utilization coefficient included. The living area consists of a kitchen, dining room and living room with access to the terrace. The apartment consists of 3 bedrooms, one of which has its own bathroom. A spacious hallway leads to the second bathroom and laundry room. The apartment has one parking spot.

1. FLOOR UNIT 3	AREA	FACTOR	USEFUL AREA
kitchen - living area	35,92	1	35,92
hallway	9,47	1	9,47
room	12,7	1	12,7
room	12,66	1	12,66
bathroom	3,12	1	3,12
room	10,6	1	10,6
bathroom	4,58	1	4,58
laundry	1,36	0,5	0,68
balcony	13,46	0,5	6,73
TOTAL			96,46
parking spot	13,75	0,2	2,75
TOTAL			99,21



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STAN A4

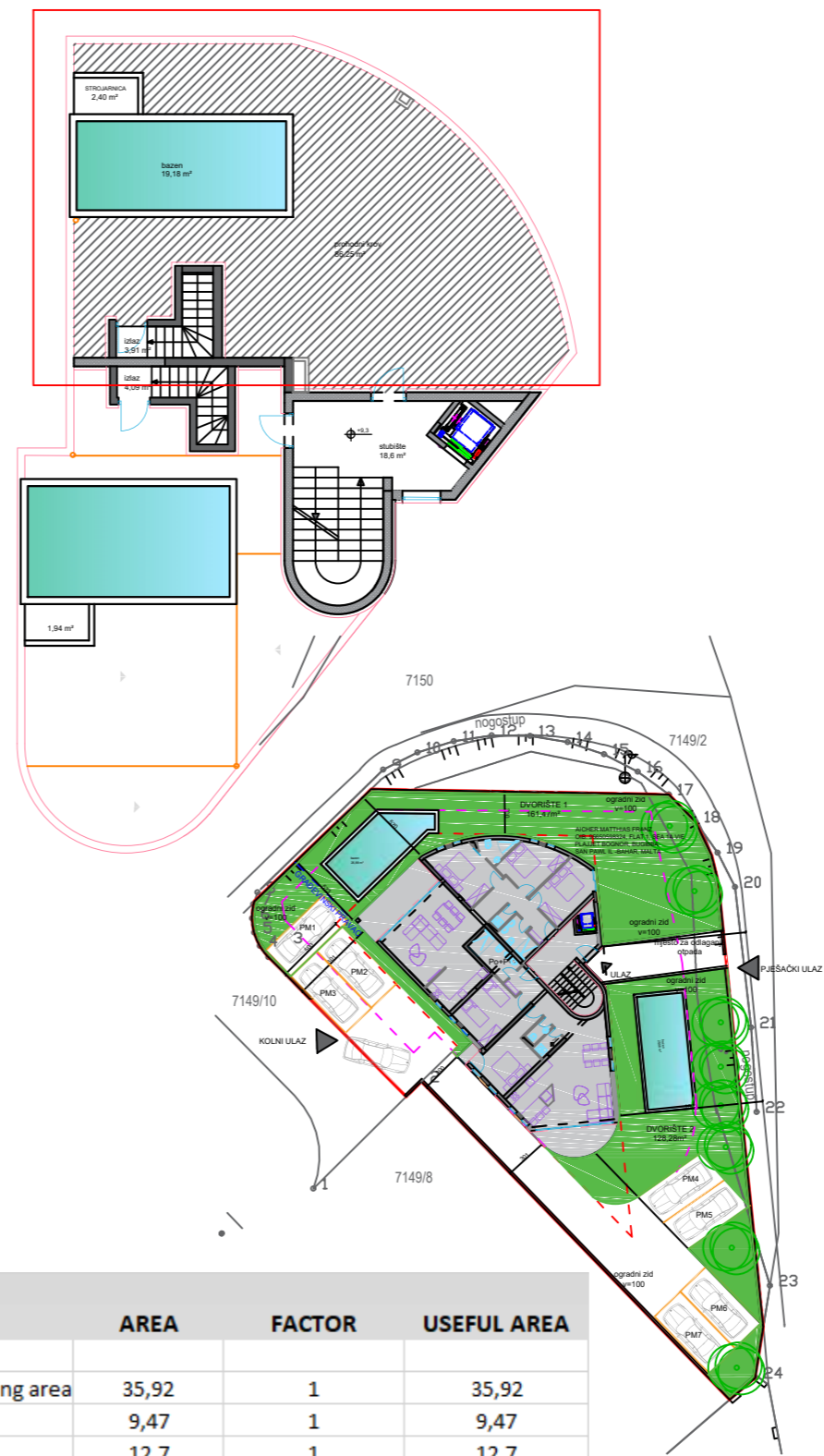
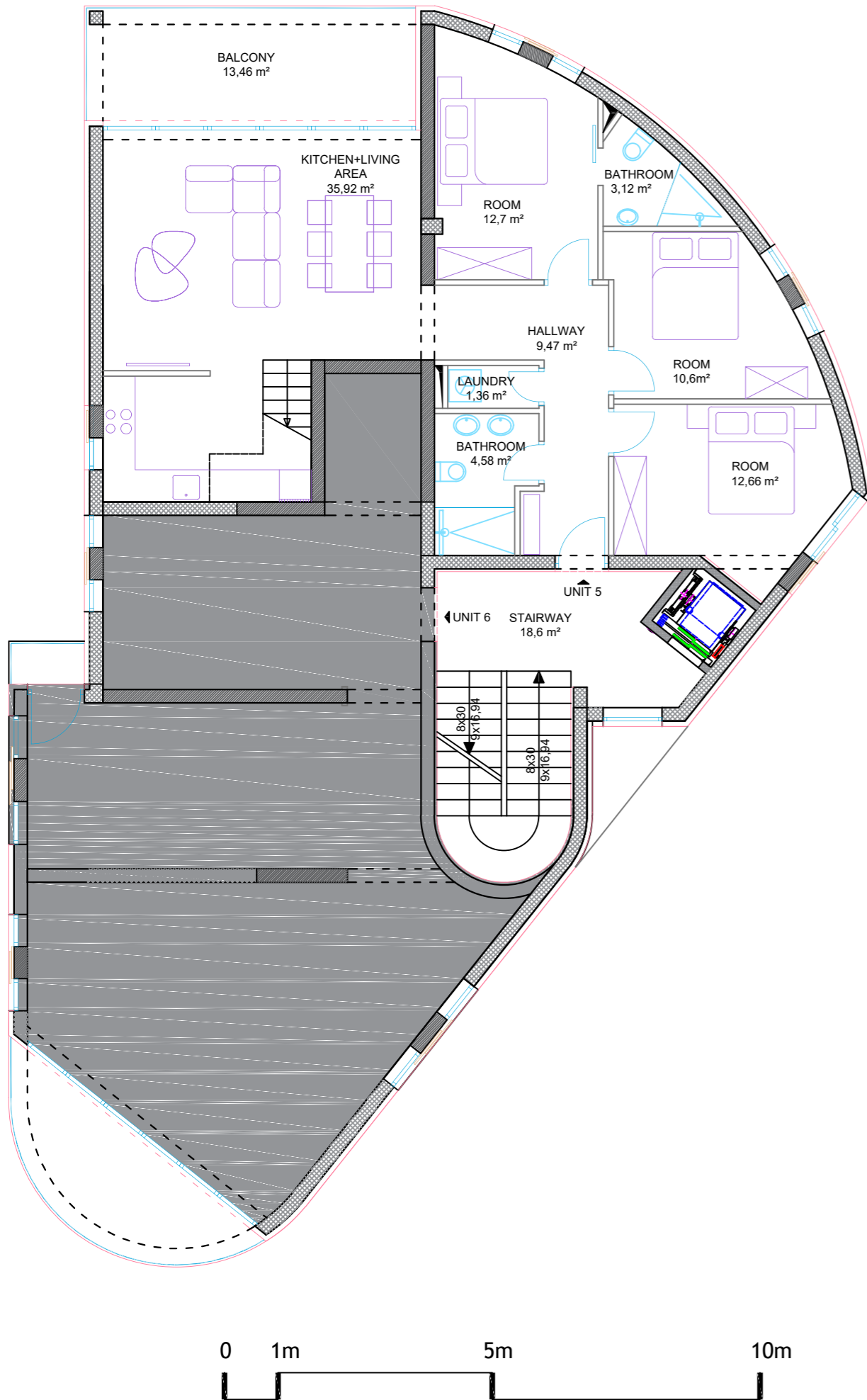
Luksuzan i moderan dvosoban stan nalazi se na prvom zgrade. Neto površina iznosi 91,20 m2 s uračunatim koeficijentom iskoristivosti. Stambeni prostor sastoji se od kuhinje, blagovaonice i dnevnog boravka s izlazom na terasu. Stan se sastoji od 2 spavaće sobe, od kojih jedna ima vlastiti balkon. Prostran hodnik vodi prema kupaonici, wc-u i praonici rublja. Stanu pripada jedno parkirno mjesto.

UNIT A4

Luxury and modern two bedroom apartment located on the first building. The net area is 91,20 m2 with the utilization coefficient included. The living area consists of a kitchen, dining room and living room with access to the terrace. The apartment consists of 2 bedrooms, one of which has its own balcony. A spacious hallway leads to the bathroom, toilet and laundry. The apartment has one parking spot.

1. FLOOR	AREA	FACTOR	USEFUL AREA
UNIT 4			
kitchen - living area	37,51	1	37,51
hallway	8,3	1	8,30
room	13,55	1	13,55
room	13,85	1	13,85
bathroom	6,39	1	6,39
toilet	1,62	1	1,62
laundry	2,05	1	2,05
balcony	9,32	0,5	4,66
balcony	1,04	0,5	0,52
TOTAL			88,45
parking spot	13,75	0,2	2,75
TOTAL			91,20

UNIT LAYOUT 1:100



2. FLOOR			
UNIT 5	AREA	FACTOR	USEFUL AREA
kitchen - living area	35,92	1	35,92
hallway	9,47	1	9,47
room	12,7	1	12,7
room	10,6	1	10,6
balcony	13,46	0,5	6,73
bathroom	3,12	1	3,12
room	12,66	1	12,66
bathroom	4,58	1	4,58
laundry	1,36	1	1,36
roof exit	3,91	1	3,91
TOTAL			101,05
roof terrace	86,25	0,25	21,56
pool	19,18	0,5	9,59
engine room	2,4	0,25	0,60
parking spot	13,75	0,2	2,75
TOTAL			135,55



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STAN A5

Luksuzan i moderan penthouse nalazi se drugom katu zgrade. Neto površina iznosi 135,55 m2 s uračunatim koeficijentom iskoristivosti. Stambeni prostor sastoji se od kuhinje, blagovaonice i dnevnog boravka s izlazom na terasu. Stan se sastoji od 3 spavaće sobe, od kojih jedna ima vlastitu kupaonicu. Prostran hodnik vodi prema drugoj kupaonici i praonici rublja. Stan ima izlaz na krovnu terasu s bazenom i jedno parkirno mjesto.

UNIT A5

Luxury and modern penthouse located on the second floor of the building. The net area is 135,55 m2 with the utilization coefficient included. The living area consists of a kitchen, dining room and living room with access to the terrace. The apartment consists of 3 bedrooms, one of which has its own bathroom. A spacious hallway leads to the second bathroom and laundry room. The apartment has access to the roof terrace with a swimming pool and one parking space.



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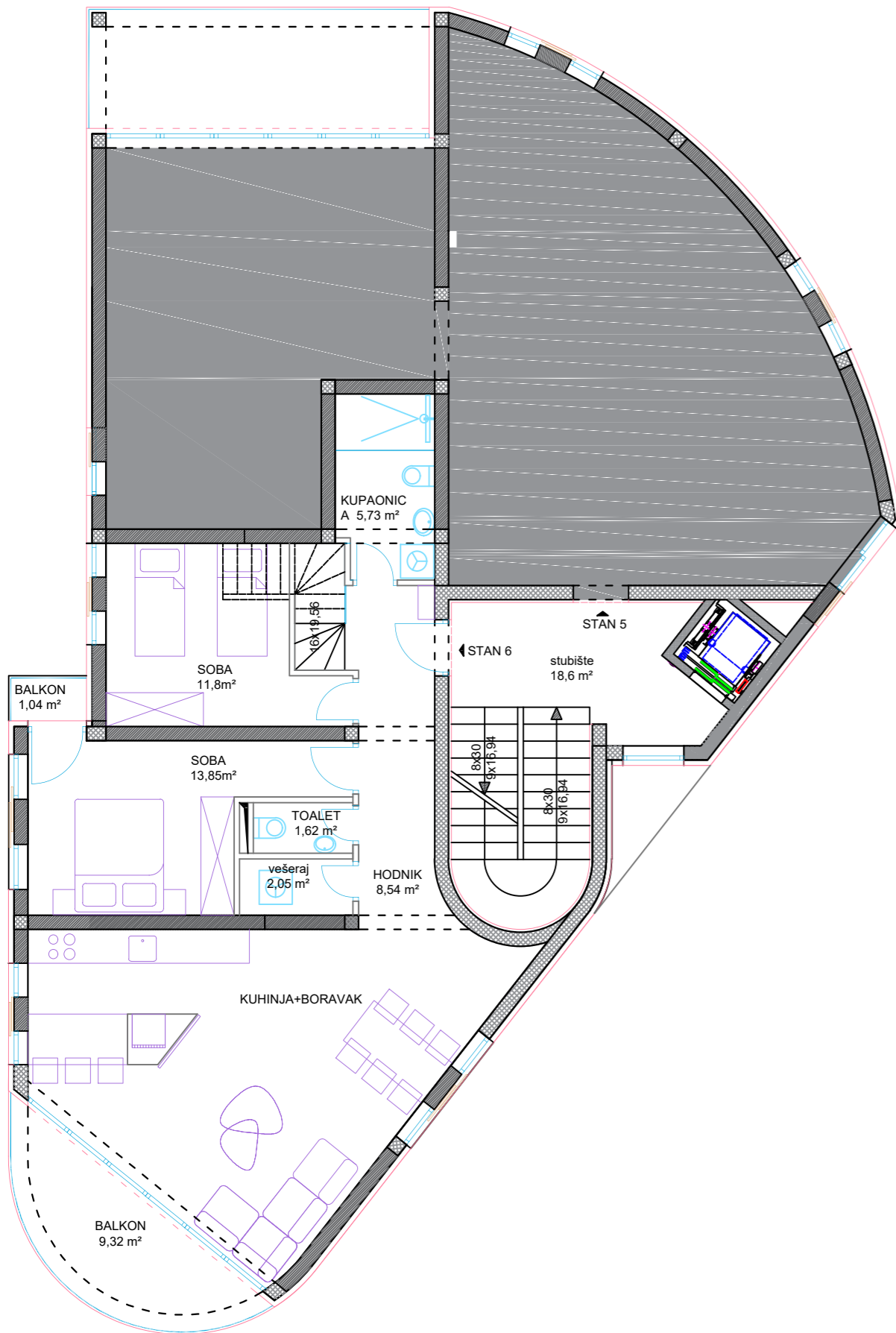
STAN A6

Luksuzan i moderan penthouse nalazi se drugom katu zgrade. Neto površina iznosi 120,84 m² s uračunatim koeficijentom iskoristivosti. Stambeni prostor sastoji se od kuhinje, blagovaonice i dnevnog boravka s izlazom na terasu. Stan se sastoji od 2 spavaće sobe, od kojih jedna ima vlastiti balkon. Prostran hodnik vodi prema kupaonici, wc-u i praonici rublja. Stan ima izlaz na krovnu terasu s bazenom i jedno parkirno mjesto.

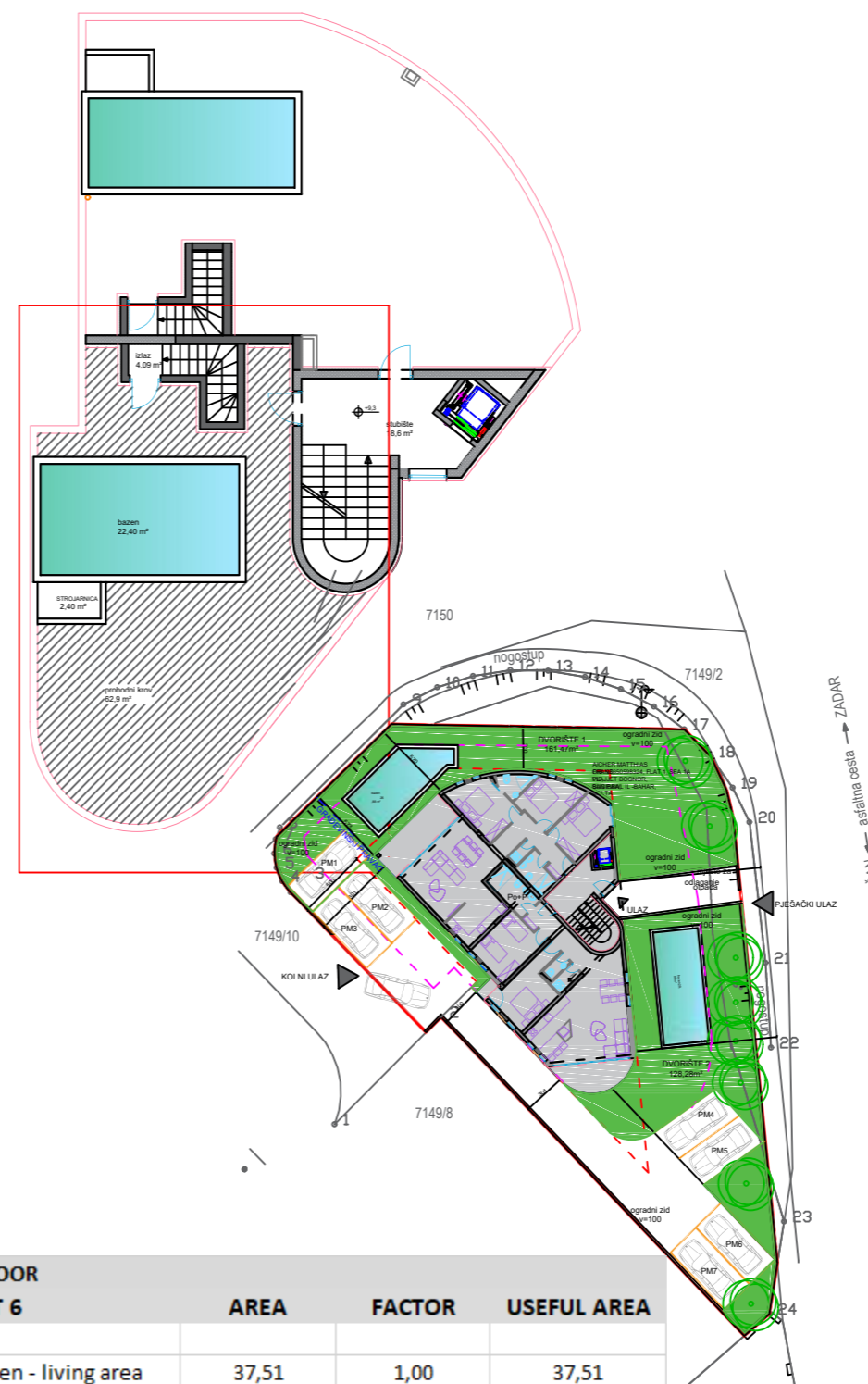
UNIT A6

Luxury and modern penthouse located on the second floor of the building. The net area is 120,84 m² with the utilization coefficient included. The living area consists of a kitchen, dining room and living room with access to the terrace. The apartment consists of 2 bedrooms, one of which has its own balcony. A spacious hallway leads to the bathroom, toilet and laundry. The apartment has access to the roof terrace with a swimming pool and one parking space.

UNIT LAYOUT
1:100



37,51 m²



2. FLOOR	AREA	FACTOR	USEFUL AREA
UNIT 6			
kitchen - living area	37,51	1,00	37,51
hallway	8,54	1,00	8,54
room	11,80	1,00	11,80
room	13,85	1,00	13,85
balcony	9,71	0,50	4,86
bathroom	5,73	1,00	5,73
toilet	1,62	1,00	1,62
laundry	2,05	1,00	2,05
balcony	1,04	0,50	0,52
roof exit	4,09	1,00	4,09
TOTAL			90,57
roof terrace	62,90	0,25	15,73
pool	22,40	0,50	11,20
engine room	2,40	0,25	0,60
parking spot	13,75	0,20	2,75
TOTAL			120,84



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