



**Trinas inženjering**  
Dubrovačka 14  
31000 Osijek, HR  
trinas.hr

NAZIV I LOKACIJA GRAĐEVINE

## Višestambena zgrada

k.č.br. 10259/2, k.o. Omišalj-Njivice  
52512 Njivice

VRSTA PROJEKTA:

## KATALOG STANOVA

INVESTITOR

Agencija za pravni promet i posredovanje nekretninama  
Savska cesta 41/VI, 10000 Zagreb  
OIB: 69331375926

OZNAKA KATALOGA

043/23

PROJEKTANT

Ante Grubišić, mag.ing.aedif.

DIREKTOR

Ante Grubišić, mag.ing.aedif.

MJESTO I DATUM

Osijek, siječanj 2025.

# KATALOG STANOVA



## LEGENDA

	NOVOPROJEKTIRANA GRAĐEVINA
	GRANICA PARCELE
	MANIPULATIVNA POVRŠINA I PARKIRALIŠTA
	ZELENA POVRŠINA
	KOLNI ULAZ NA ČESTICU
	ULAZ U ZGRADU

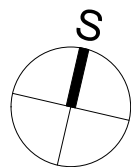
KOTA PODA PRIZEMLJA  
±0,00 = 26,00 m.n.m.

## PARAMETRI ZGRADE:

- etažnost zgrade = Pr+2
- broj parkirnih mjesta (kom) = 22
- broj stanova (kom) = 12
- površina parcele (m<sup>2</sup>) ≈ 1.801,00
- zelena površina (m<sup>2</sup>) ≈ 764,30 (42,44 %)

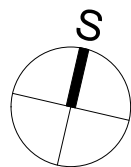
sadržaj:	mjerilo:	datum:	list broj:
KATALOG STANOVA SITUACIJA	1:250	siječanj 2025.	01

# KATALOG STANOVA



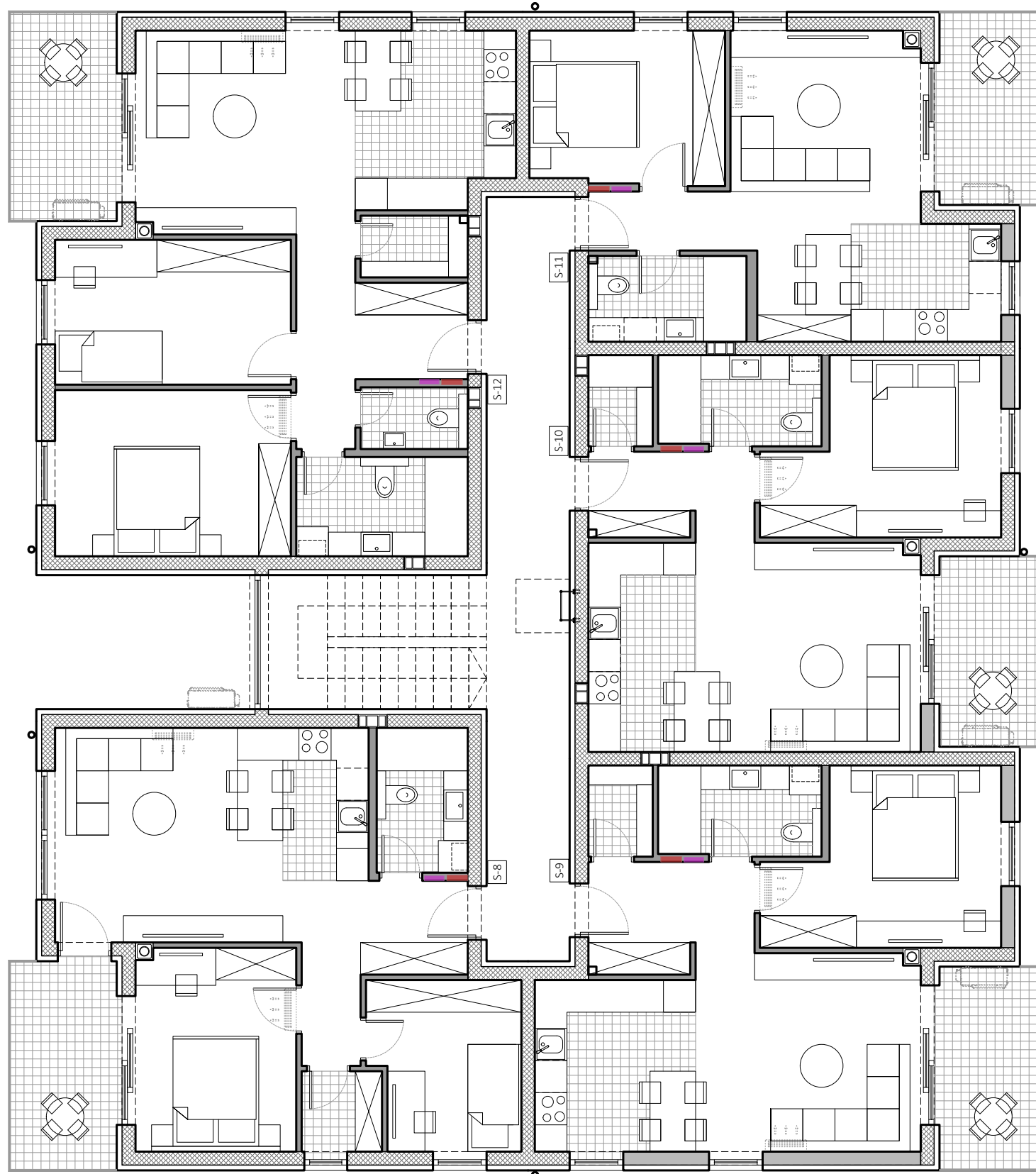
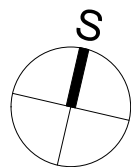
sadržaj:	mjerilo:	datum:	list broj:
KATALOG STANOVA TLOCRT PRIZEMLJA	1:100	siječanj 2025.	02

# KATALOG STANOVA



sadržaj:	mjerilo:	datum:	list broj:
KATALOG STANOVA TLOCRT 1. KATA	1:100	siječanj 2025.	03

# KATALOG STANOVA



sadržaj:	mjerilo:	datum:	list broj:
KATALOG STANOVA TLOCRT 2. KATA	1:100	siječanj 2025.	04

# KATALOG STANOVA



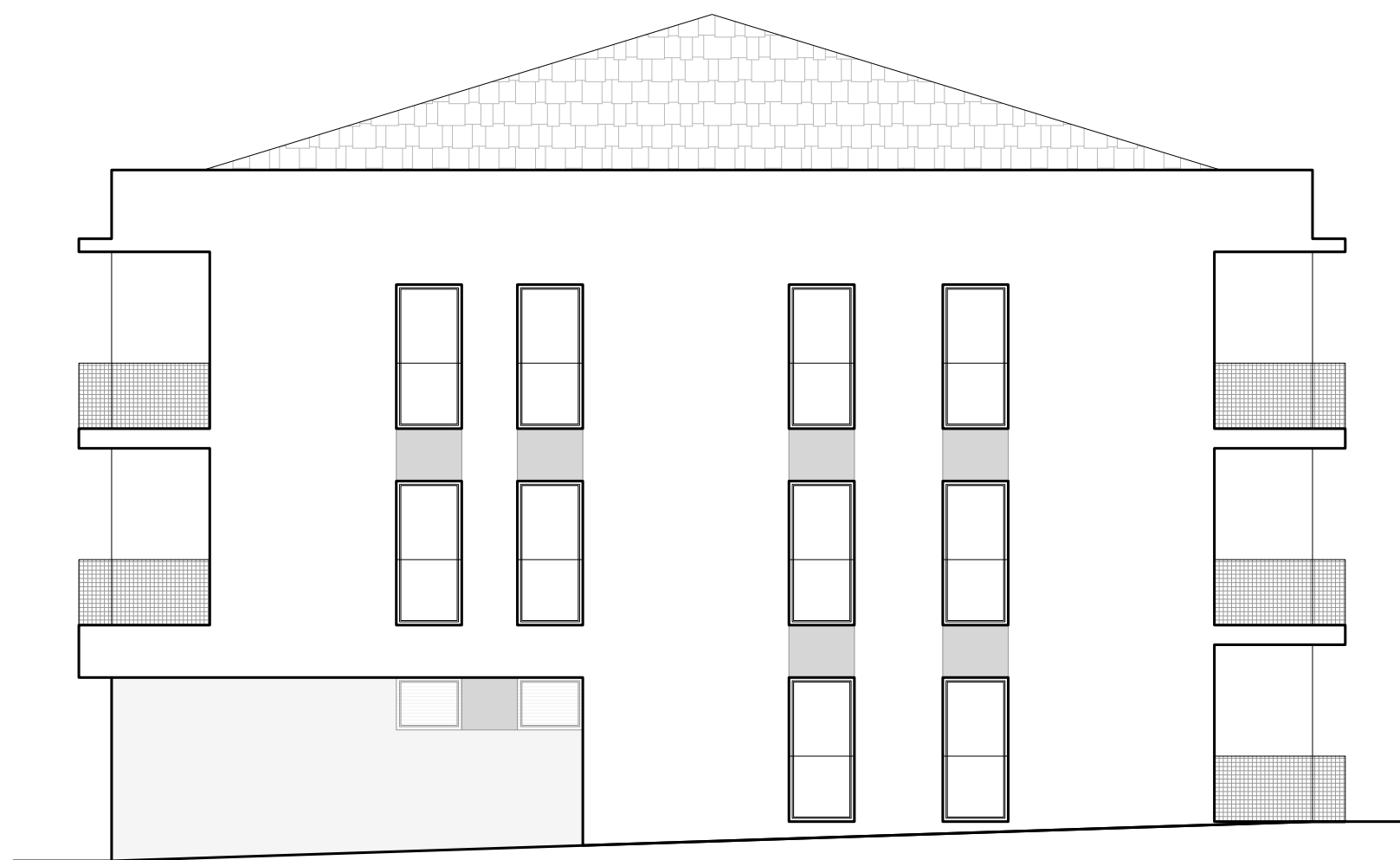
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KATALOG STANOVA ISTOČNO PROČELJE	1:100	siječanj 2025.	05

# KATALOG STANOVA



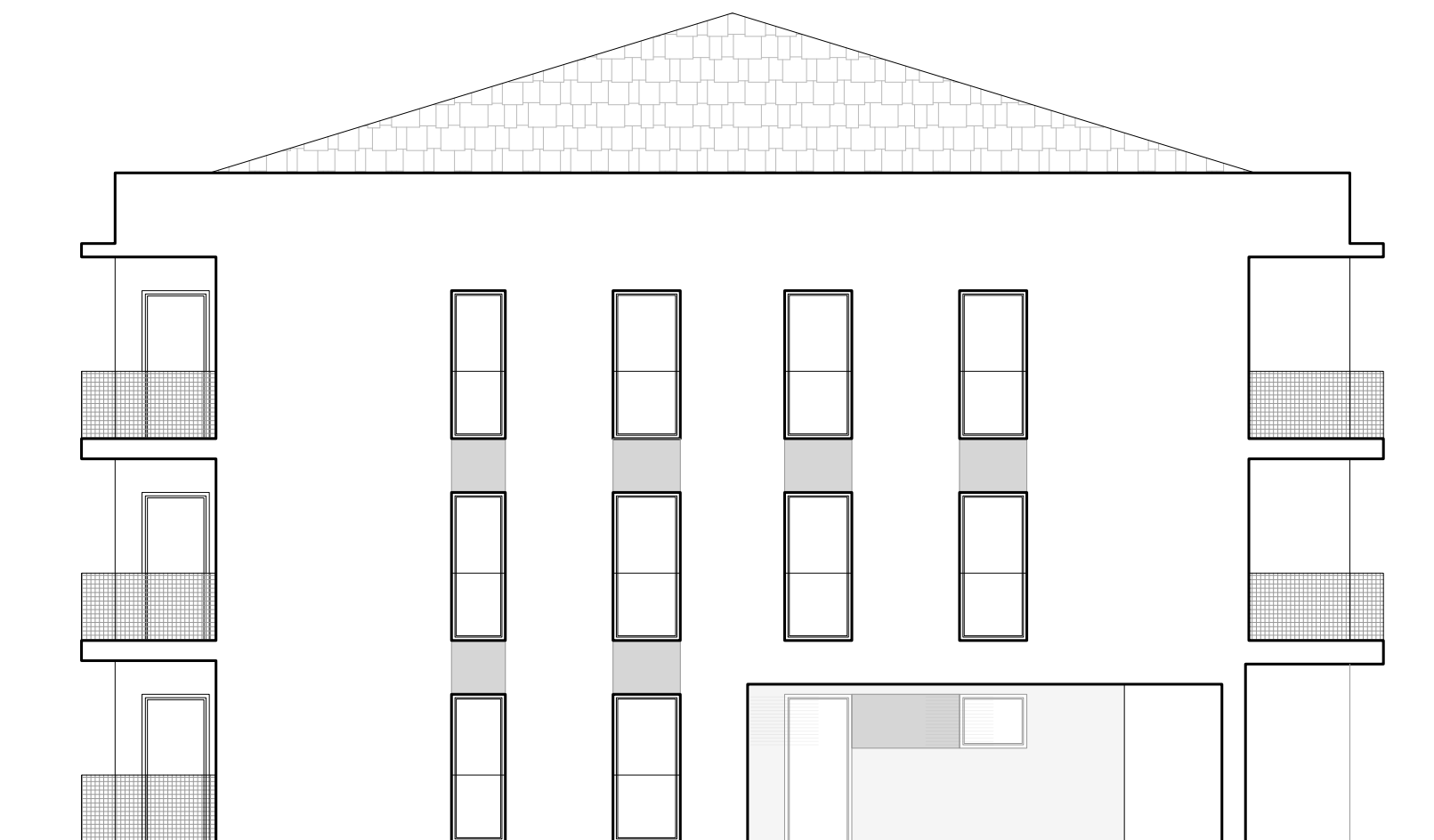
sadržaj:	mjerilo:	datum:	list broj:
KATALOG STANOVA ZAPADNO PROČELJE	1:100	siječanj 2025.	06

# KATALOG STANOVA



sadržaj:	mjerilo:	datum:	list broj:
KATALOG STANOVA SJEVERNO PROČELJE	1:100	siječanj 2025.	07

# KATALOG STANOVA



sadržaj:	mjerilo:	datum:	list broj:
KATALOG STANOVA JUŽNO PROČELJE	1:100	siječanj 2025.	08

# KATALOG STANOVA

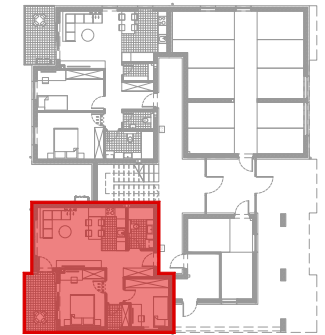
STAN:

## S - 1

66,24 m<sup>2</sup>



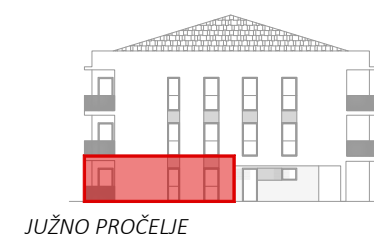
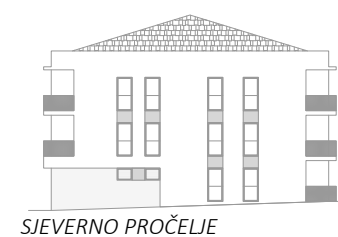
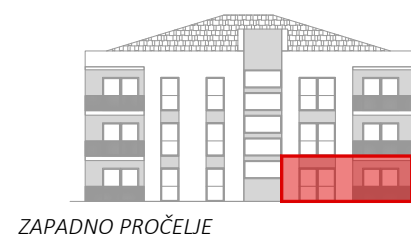
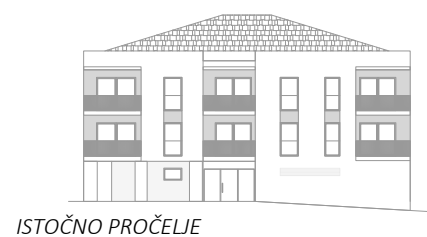
TLOCRT PRIZEMLJA - POLOŽAJ STANA



SITUACIJA - POLOŽAJ PARKIRNOG MJESTA I SPREMIŠTA



br.	prostoriya	m <sup>2</sup>	k	k x m <sup>2</sup>
POSEBNI DIO				
1	hodnik	3,24	1,00	3,24
2	kupaonica	4,59	1,00	4,59
3	ostava	2,25	1,00	2,25
4	kuhinja, dnevna soba i blagovaonica	26,02	1,00	26,02
5	spavaća soba	11,32	1,00	11,32
6	dječja soba	8,64	1,00	8,64
7	natkriveni balkon	7,80	0,50	3,90
Ukupno posebni dio:		56,06		59,96
SPOREDNI DIO				
8	spremište S2	6,3	0,50	3,15
9	PM 09	12,50	0,25	3,13
Ukupno sporedni dio:		18,80		6,28
Ukupno NP stana				74,86 m <sup>2</sup>
Ukupno NKP stana				66,24 m <sup>2</sup>



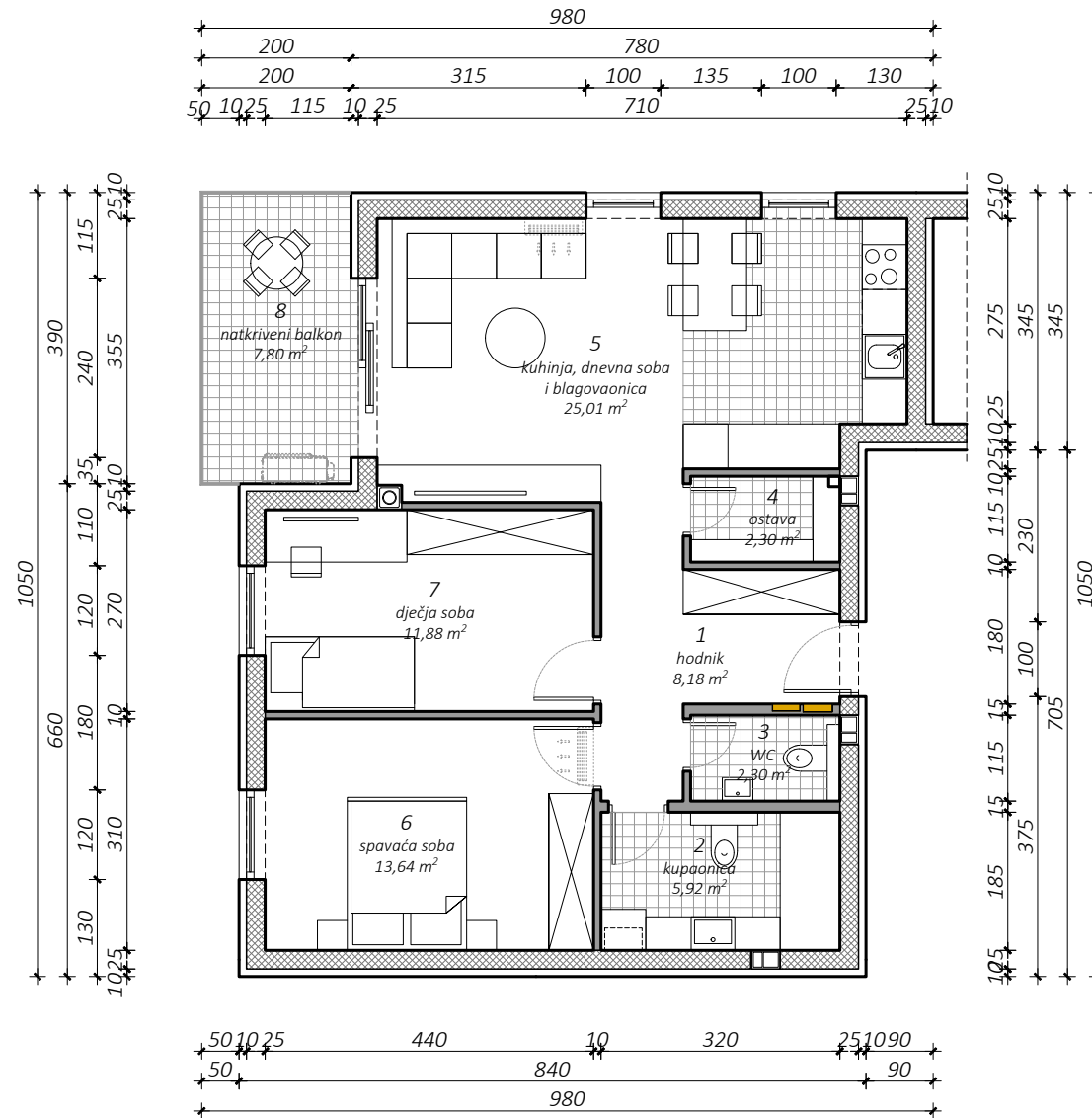
sadržaj:	mjerilo:	datum:	list broj:
KATALOG STANOVA STAN S - 1	1:100	siječanj 2025.	09

# KATALOG STANOVA

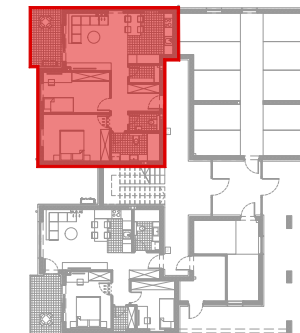
STAN:

## S - 2

80,14 m<sup>2</sup>



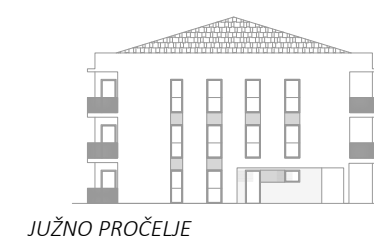
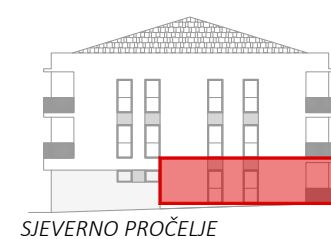
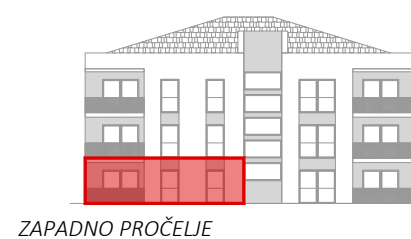
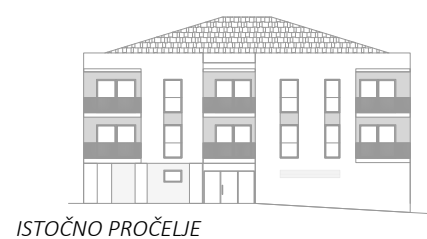
### TLOCRT PRIZEMLJA - POLOŽAJ STANA



### SITUACIJA - POLOŽAJ PARKIRNOG MJESTA I SPREMIŠTA



br.	prostorija	m <sup>2</sup>	k	k x m <sup>2</sup>
POSEBNI DIO				
1	hodnik	8,18	1,00	8,18
2	kupaonica	5,92	1,00	5,92
3	WC	2,30	1,00	2,30
4	ostava	2,30	1,00	2,30
5	kuhinja, dnevna soba i blagovaonica	25,01	1,00	25,01
6	spavaća soba	13,64	1,00	13,64
7	dječja soba	11,88	1,00	11,88
8	natkriveni balkon	7,80	0,50	3,90
Ukupno posebni dio:		77,03		73,13
SPOREDNI DIO				
9	spremište S2	7,75	0,50	3,88
10	PM 10	12,50	0,25	3,13
Ukupno sporedni dio:		20,25		7,01
Ukupno NP stana				97,28 m <sup>2</sup>
Ukupno NKP stana				80,14 m <sup>2</sup>



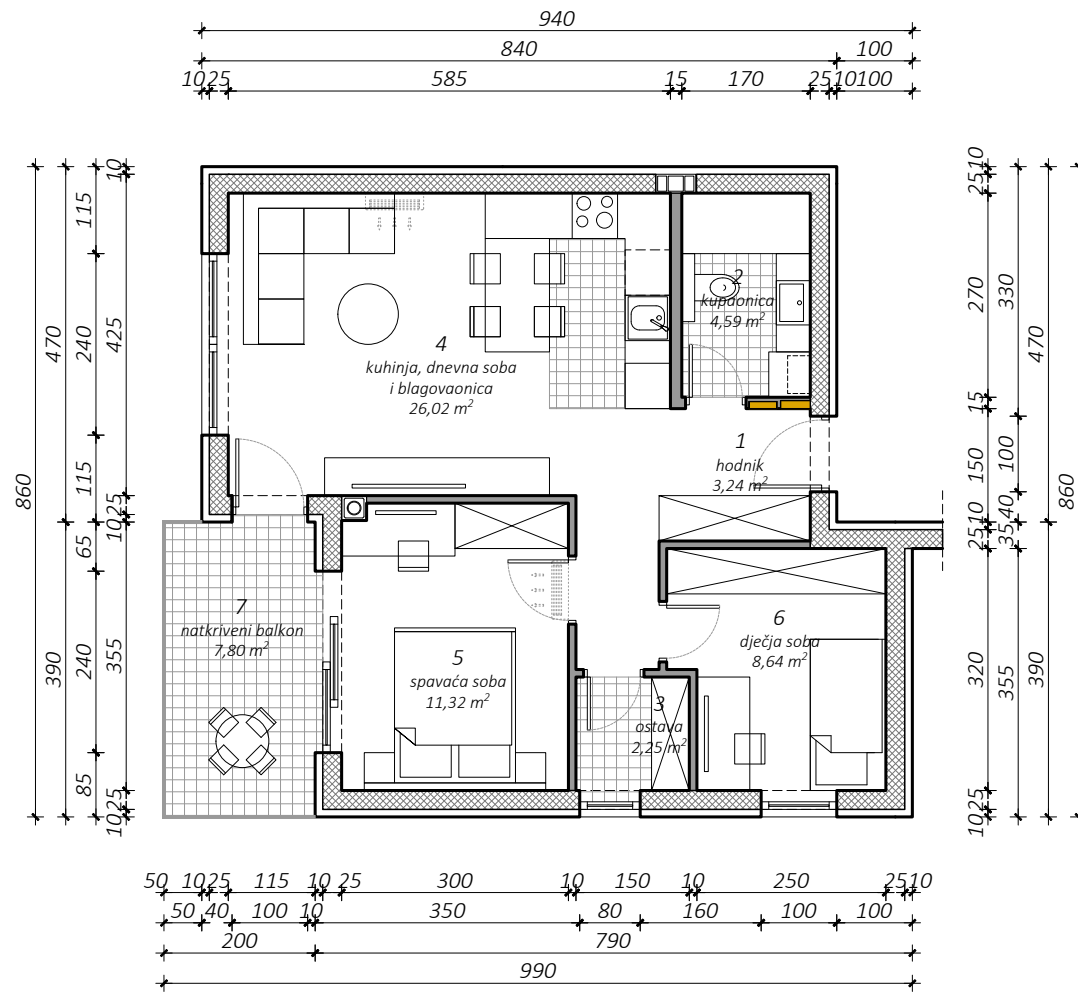
sadržaj:	mjerilo:	datum:	list broj:
KATALOG STANOVA STAN S - 2	1:100	siječanj 2025.	10

# KATALOG STANOVA

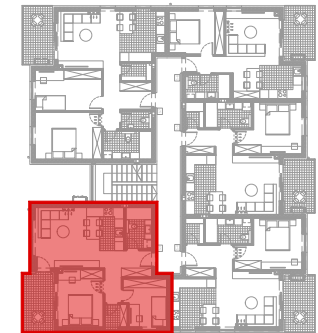
STAN:

## S - 3

66,22 m<sup>2</sup>



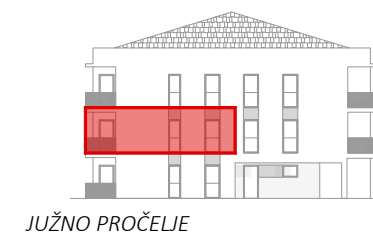
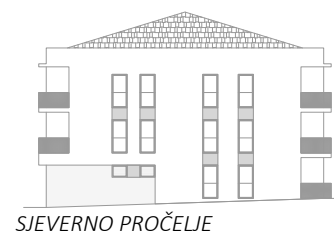
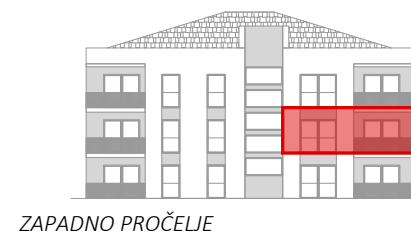
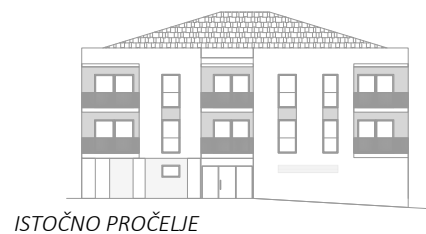
### TLOCRT I. KATA - POLOŽAJ STANA



### SITUACIJA - POLOŽAJ PARKIRNOG MJESTA I SPREMIŠTA



br.	prostorija	m <sup>2</sup>	k	k x m <sup>2</sup>
POSEBNI DIO				
1	hodnik	3,24	1,00	3,24
2	kupaonica	4,59	1,00	4,59
3	ostava	2,25	1,00	2,25
4	kuhinja, dnevna soba i blagovaonica	26,02	1,00	26,02
5	spavaća soba	11,32	1,00	11,32
6	dječja soba	8,64	1,00	8,64
7	natkriveni balkon	7,80	0,50	3,90
Ukupno posebni dio:		56,06		59,96
SPOREDNI DIO				
8	spremište S5	6,26	0,50	3,13
9	PM 09	12,50	0,25	3,13
Ukupno sporedni dio:		18,76		6,26
Ukupno NP stana				74,82 m <sup>2</sup>
Ukupno NKP stana				66,22 m <sup>2</sup>



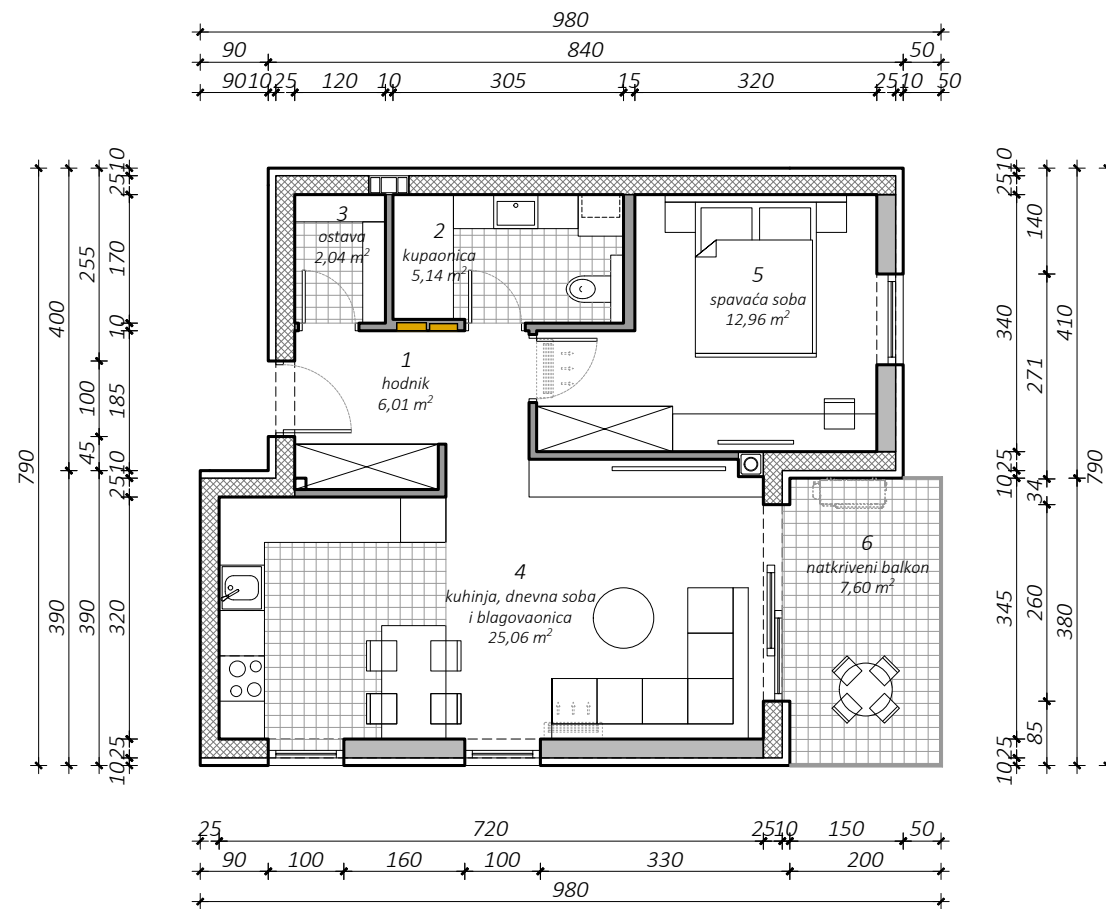
sadržaj:	mjerilo:	datum:	list broj:
<b>KATALOG STANOVA STAN S - 3</b>	1:100	siječanj 2025.	<b>II</b>

# KATALOG STANOVA

STAN:

## S - 4

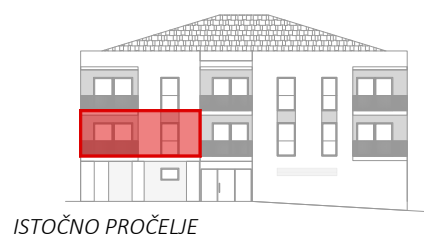
61,07 m<sup>2</sup>



TLOCRT I. KATA - POLOŽAJ STANA



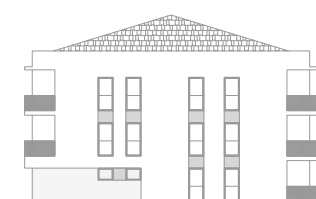
SITUACIJA - POLOŽAJ PARKIRNOG MJESTA I SPREMIŠTA



ISTOČNO PROČELJE



ZAPADNO PROČELJE



SJEVERNO PROČELJE



JUŽNO PROČELJE

br.	prostorija	m <sup>2</sup>	k	k x m <sup>2</sup>
POSEBNI DIO				
1	hodnik	6,01	1,00	6,01
2	kupaonica	5,14	1,00	5,14
3	ostava	2,04	1,00	2,04
4	kuhinja, dnevna soba i blagovaonica	25,06	1,00	25,06
5	spavaća soba	12,96	1,00	12,96
6	natkriveni balkon	7,60	0,50	3,80
Ukupno posebni dio:		58,81		55,01
SPOREDNI DIO				
7	spremište S8	5,86	0,50	2,93
8	PM 12	12,50	0,25	3,13
Ukupno sporedni dio:		18,36		6,06
Ukupno NP stana				77,17 m <sup>2</sup>
Ukupno NKP stana				61,07 m <sup>2</sup>

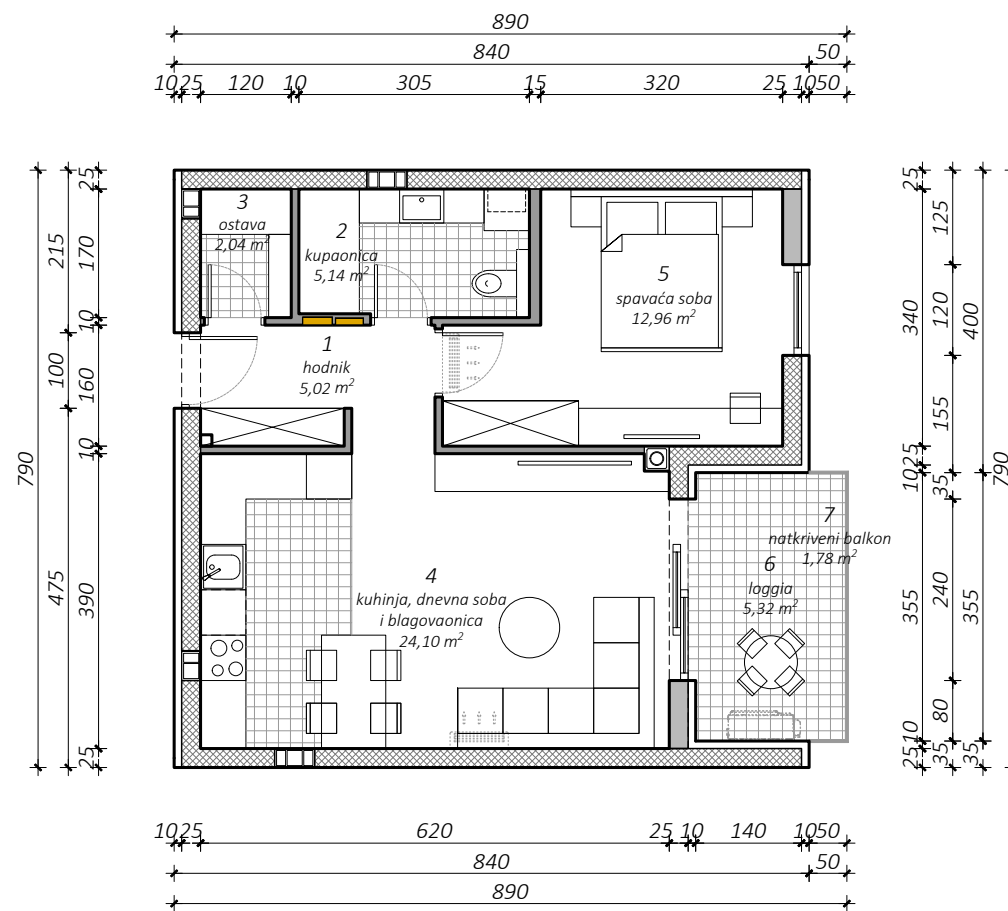
sadržaj:	mjerilo:	datum:	list broj:
KATALOG STANOVA STAN S - 4	1:100	siječanj 2025.	12

# KATALOG STANOVA

STAN:

## S - 5

59,91 m<sup>2</sup>



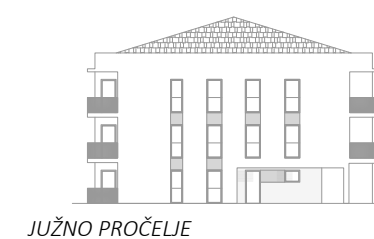
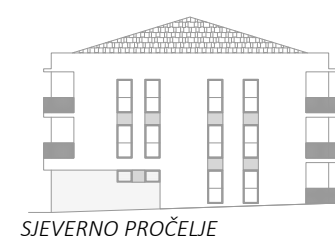
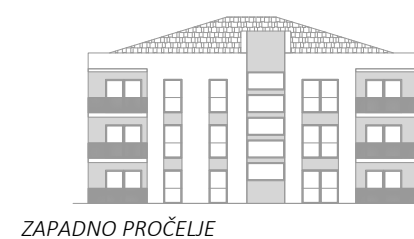
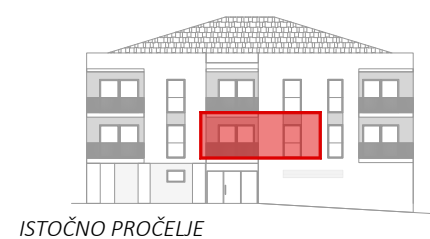
TLOCRT I. KATA - POLOŽAJ STANA



SITUACIJA - POLOŽAJ PARKIRNOG MJESTA I SPREMIŠTA



br.	prostorija	m <sup>2</sup>	k	k x m <sup>2</sup>
POSEBNI DIO				
1	hodnik	5,02	1,00	5,02
2	kupaonica	5,14	1,00	5,14
3	ostava	2,04	1,00	2,04
4	kuhinja, dnevna soba i blagovaonica	24,10	1,00	24,10
5	spavaća soba	12,96	1,00	12,96
6	loggia	5,32	0,75	3,99
7	natkriveni balkon	1,78	0,50	0,89
Ukupno posebni dio:		54,58		54,14
SPOREDNI DIO				
8	spremište S5	5,27	0,50	2,64
9	PM 13	12,50	0,25	3,13
Ukupno sporedni dio:		17,77		5,77
Ukupno NP stana				72,35 m <sup>2</sup>
Ukupno NKP stana				59,91 m <sup>2</sup>



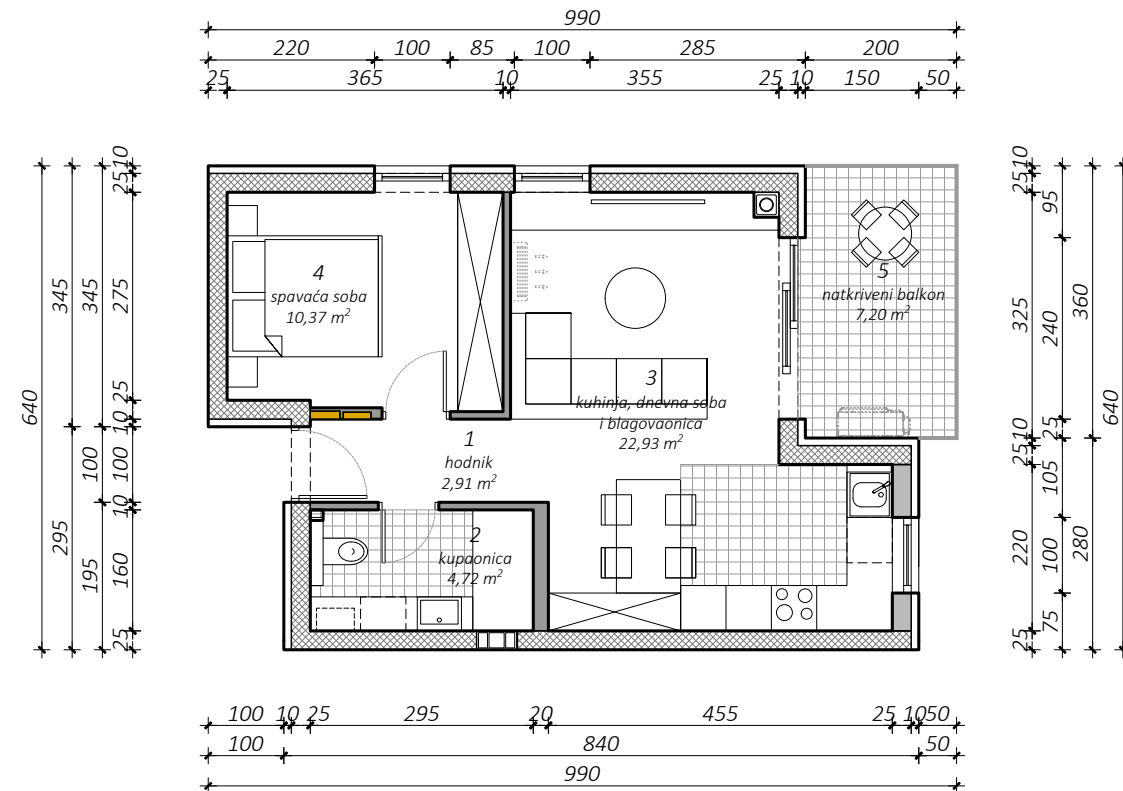
sadržaj:	mjerilo:	datum:	list broj:
<b>KATALOG STANOVA STAN S - 5</b>	1:100	siječanj 2025.	<b>13</b>

# KATALOG STANOVA

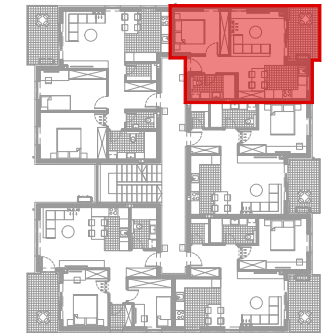
STAN:

## S - 6

50,30 m<sup>2</sup>



TLOCRT I. KATA - POLOŽAJ STANA



SITUACIJA - POLOŽAJ PARKIRNOG MJESTA I SPREMIŠTA



ISTOČNO PROČELJE



ZAPADNO PROČELJE



SJEVERNO PROČELJE



JUŽNO PROČELJE

br.	prostoriya	m <sup>2</sup>	k	k x m <sup>2</sup>
POSEBNI DIO				
1	hodnik	2,91	1,00	2,91
2	kupaonica	4,72	1,00	4,72
3	kuhinja, dnevna soba i blagovaonica	22,93	1,00	22,93
4	spavaća soba	10,37	1,00	10,37
5	natkriveni balkon	7,20	0,50	3,60
Ukupno posebni dio:		48,13		44,53
SPOREDNI DIO				
7	spremište S11	5,27	0,50	2,64
8	PM 14	12,50	0,25	3,13
Ukupno sporedni dio:		17,77		5,77
Ukupno NP stana				65,90 m <sup>2</sup>
Ukupno NKP stana				50,30 m <sup>2</sup>

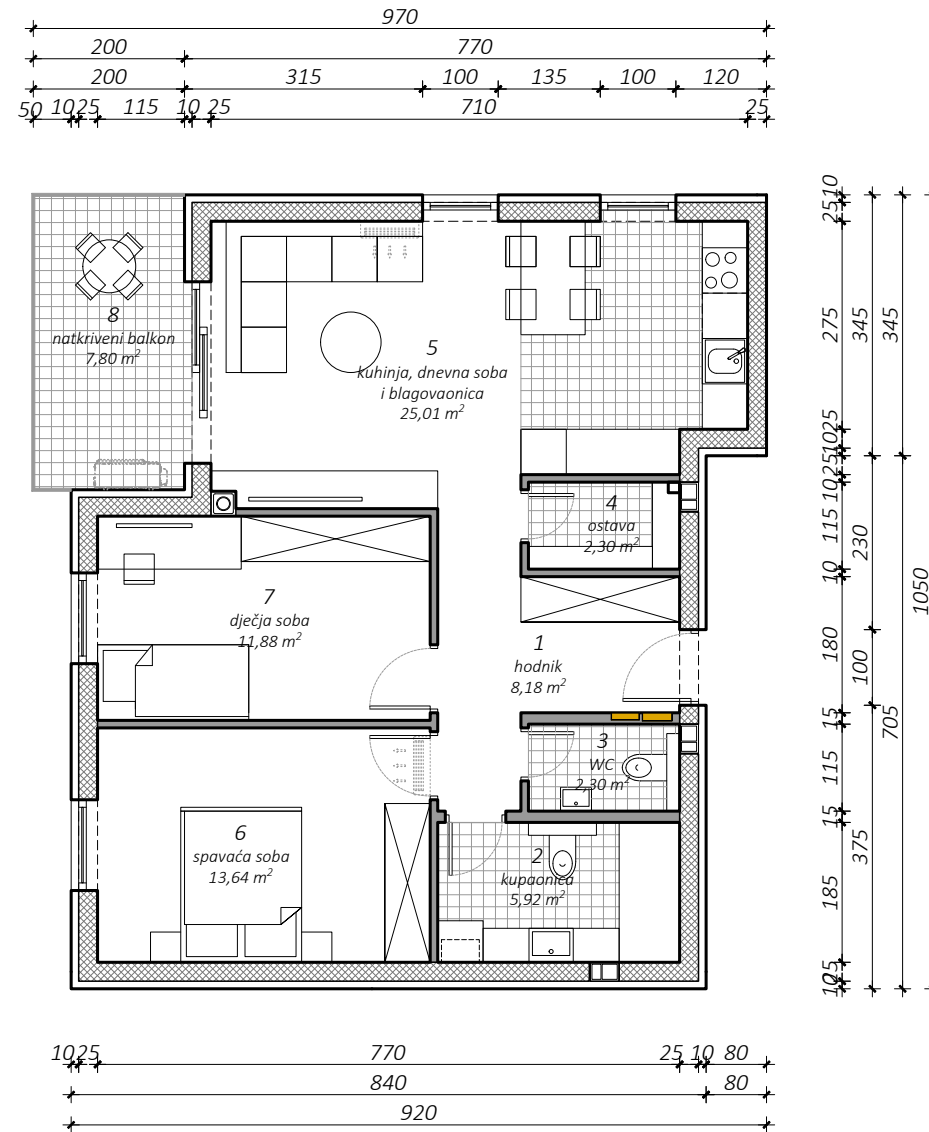
sadržaj:	mjerilo:	datum:	list broj:
KATALOG STANOVA STAN S - 6	1:100	siječanj 2025.	14

# KATALOG STANOVA

STAN:

## S - 7

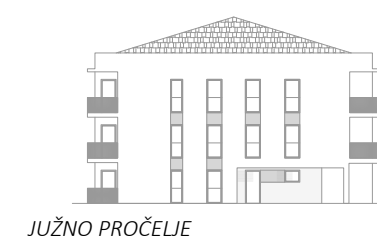
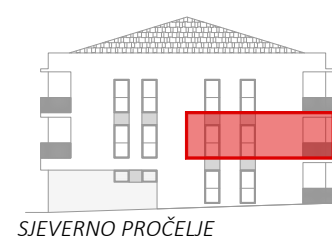
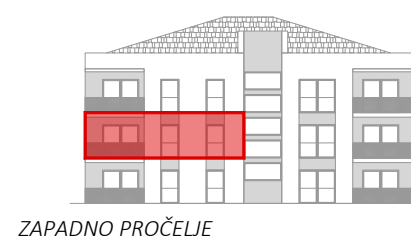
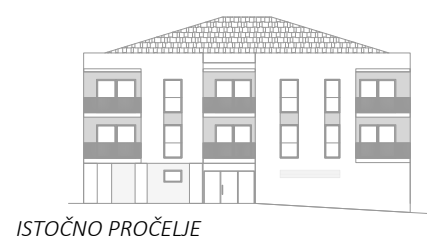
79,62 m<sup>2</sup>



TLOCRT I. KATA - POLOŽAJ STANA



SITUACIJA - POLOŽAJ PARKIRNOG MJESTA I SPREMIŠTA



br.	prostorija	m <sup>2</sup>	k	k x m <sup>2</sup>
POSEBNI DIO				
1	hodnik	8,18	1,00	8,18
2	kupaonica	5,92	1,00	5,92
3	WC	2,30	1,00	2,30
4	ostava	2,30	1,00	2,30
5	kuhinja, dnevna soba i blagovaonica	25,01	1,00	25,01
6	spavaća soba	13,64	1,00	13,64
7	dječja soba	11,88	1,00	11,88
8	natkriveni balkon	7,80	0,50	3,90
Ukupno posebni dio:		77,03		73,13
SPOREDNI DIO				
9	spremište S6	6,72	0,50	3,36
10	PM 15	12,50	0,25	3,13
Ukupno sporedni dio:		19,22		6,49
Ukupno NP stana				96,25 m <sup>2</sup>
Ukupno NKP stana				79,62 m <sup>2</sup>

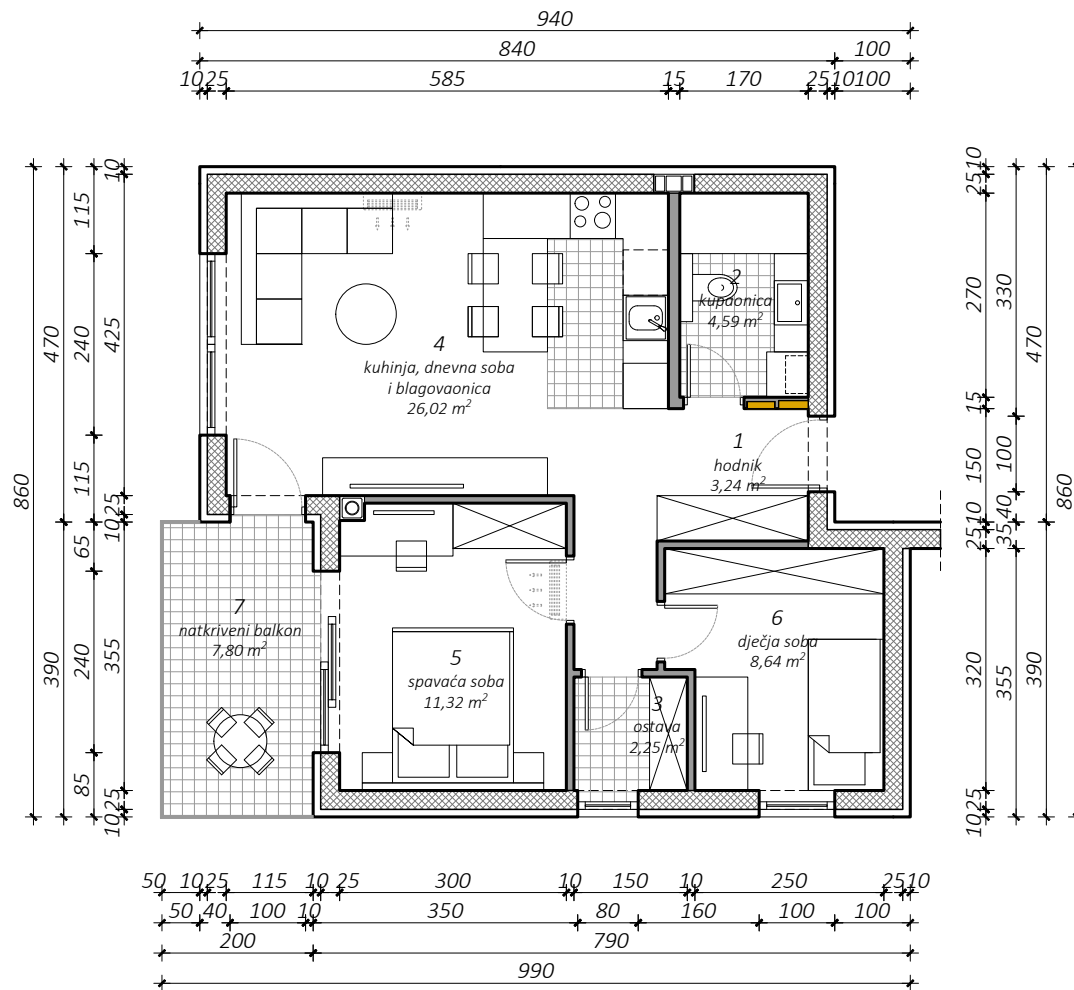
sadržaj:	mjerilo:	datum:	list broj:
KATALOG STANOVA STAN S - 7	1:100	siječanj 2025.	15

# KATALOG STANOVA

STAN:

## S - 8

### 66,22 m<sup>2</sup>



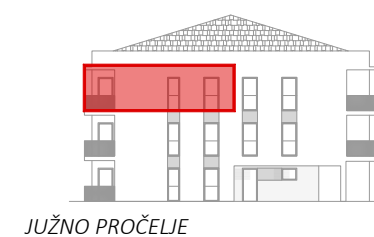
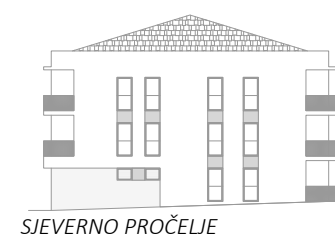
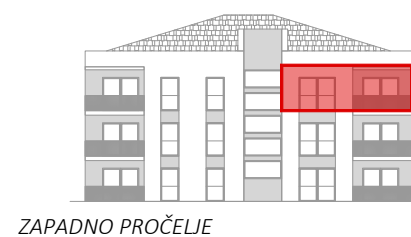
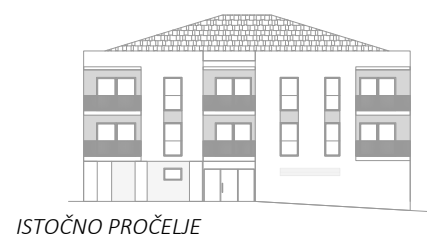
TLOCRT 2. KATA - POLOŽAJ STANA



SITUACIJA - POLOŽAJ PARKIRNOG MJESTA I SPREMIŠTA



br.	prostoriya	m <sup>2</sup>	k	k x m <sup>2</sup>
POSEBNI DIO				
1	hodnik	3,24	1,00	3,24
2	kupaonica	4,59	1,00	4,59
3	ostava	2,25	1,00	2,25
4	kuhinja, dnevna soba i blagovaonica	26,02	1,00	26,02
5	spavaća soba	11,32	1,00	11,32
6	dječja soba	8,64	1,00	8,64
7	natkriveni balkon	7,80	0,50	3,90
Ukupno posebni dio:		56,06		59,96
SPOREDNI DIO				
8	spremište S10	6,26	0,50	3,13
9	PM 16	12,50	0,25	3,13
Ukupno sporedni dio:		18,76		6,26
Ukupno NP stana				74,82 m <sup>2</sup>
Ukupno NKP stana				66,22 m <sup>2</sup>



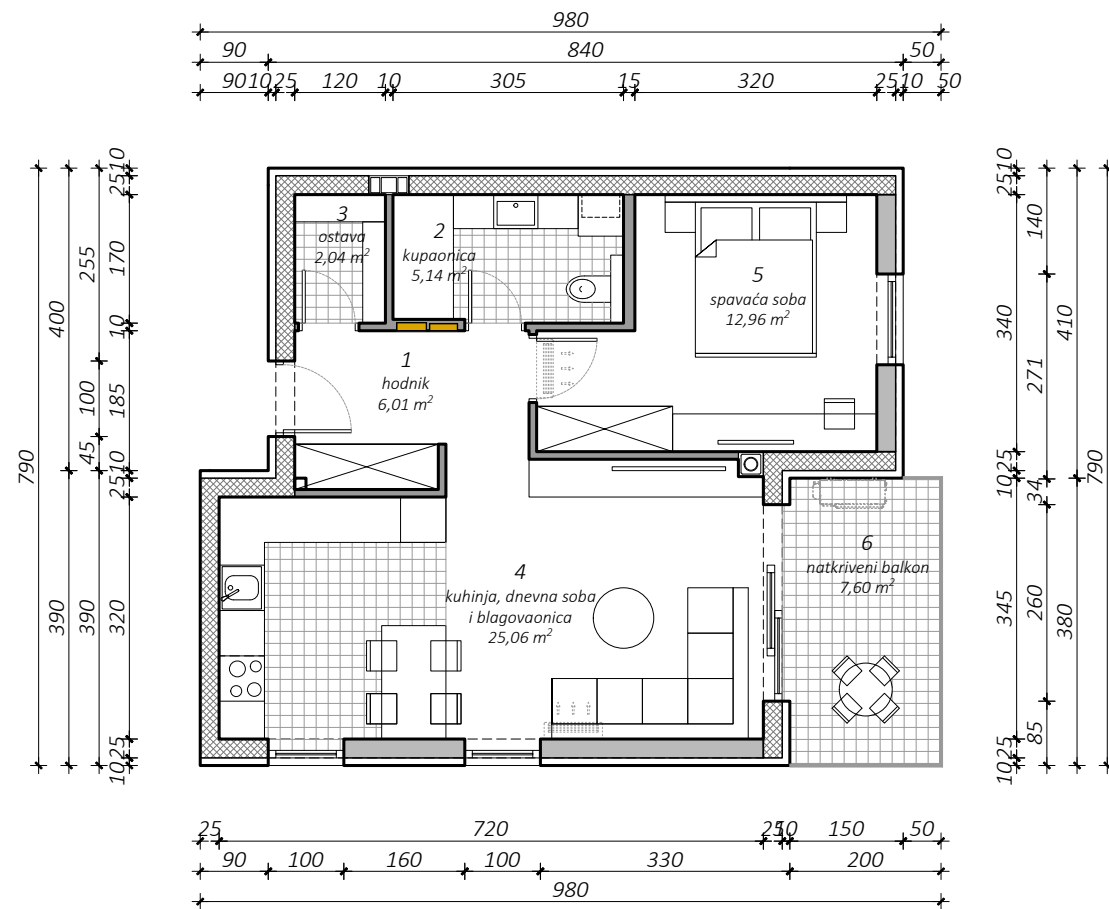
sadržaj:	mjerilo:	datum:	list broj:
KATALOG STANOVA STAN S - 8	1:100	siječanj 2025.	16

# KATALOG STANOVA

STAN:

## S - 9

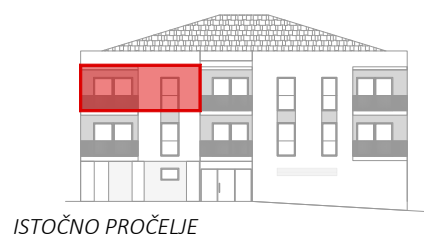
61,07 m<sup>2</sup>



TLOCRT 2. KATA - POLOŽAJ STANA



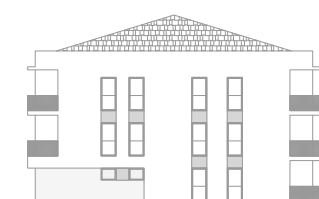
SITUACIJA - POLOŽAJ PARKIRNOG MJESTA I SPREMIŠTA



ISTOČNO PROČELJE



ZAPADNO PROČELJE



SJEVERNO PROČELJE



JUŽNO PROČELJE

br.	prostorija	m <sup>2</sup>	k	k x m <sup>2</sup>
POSEBNI DIO				
1	hodnik	6,01	1,00	6,01
2	kupaonica	5,14	1,00	5,14
3	ostava	2,04	1,00	2,04
4	kuhinja, dnevna soba i blagovaonica	25,06	1,00	25,06
5	spavaća soba	12,96	1,00	12,96
6	natkriveni balkon	7,60	0,50	3,80
Ukupno posebni dio:		58,81		55,01
SPOREDNI DIO				
7	spremište S9	5,86	0,50	2,93
8	PM 17	12,50	0,25	3,13
Ukupno sporedni dio:		18,36		6,06
Ukupno NP stana				77,17 m <sup>2</sup>
Ukupno NKP stana				61,07 m <sup>2</sup>

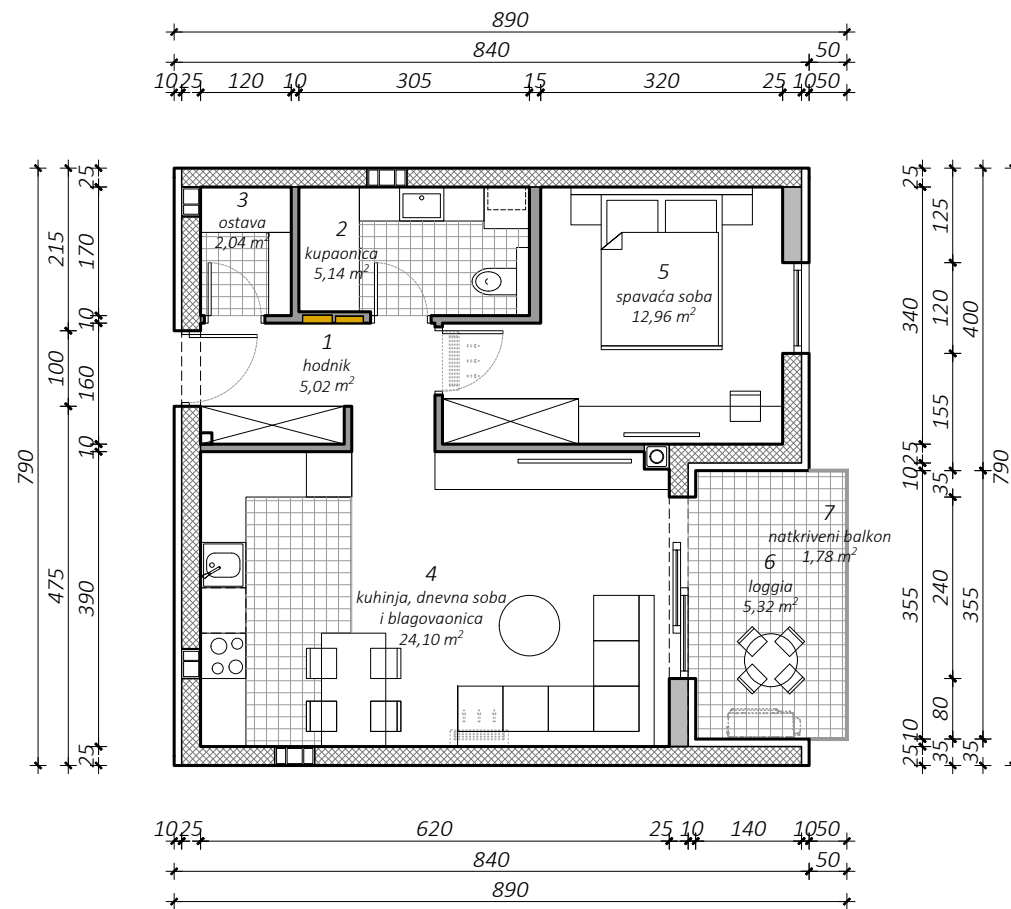
sadržaj:	mjerilo:	datum:	list broj:
KATALOG STANOVA STAN S - 9	1:100	siječanj 2025.	17

# KATALOG STANOVA

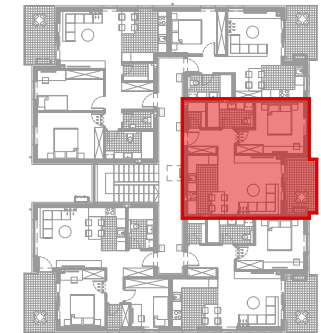
STAN:

## S - 10

### 59,91 m<sup>2</sup>



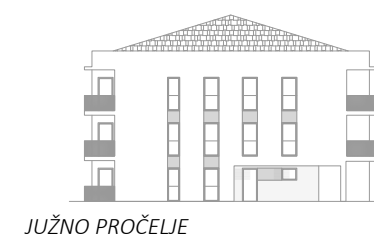
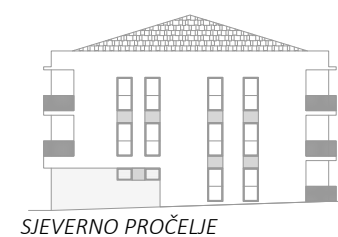
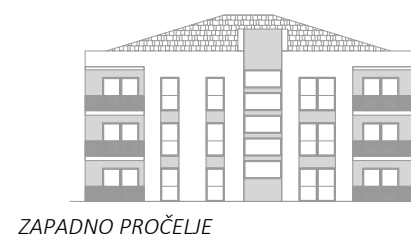
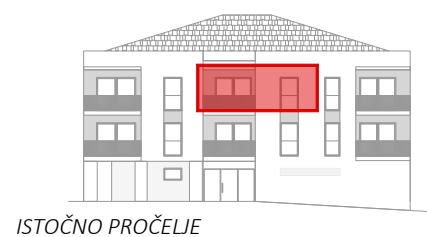
TLOCRT 2. KATA - POLOŽAJ STANA



SITUACIJA - POLOŽAJ PARKIRNOG MJESTA I SPREMIŠTA



br.	prostorija	m <sup>2</sup>	k	k x m <sup>2</sup>
POSEBNI DIO				
1	hodnik	5,02	1,00	5,02
2	kupaonica	5,14	1,00	5,14
3	ostava	2,04	1,00	2,04
4	kuhinja, dnevna soba i blagovaonica	24,10	1,00	24,10
5	spavaća soba	12,96	1,00	12,96
6	loggia	5,32	0,75	3,99
7	natkriveni balkon	1,78	0,50	0,89
Ukupno posebni dio:		54,58		54,14
SPOREDNI DIO				
8	spremište S4	5,27	0,50	2,64
9	PM 18	12,50	0,25	3,13
Ukupno sporedni dio:		17,77		5,77
Ukupno NP stana				72,35 m <sup>2</sup>
Ukupno NKP stana				59,91 m <sup>2</sup>



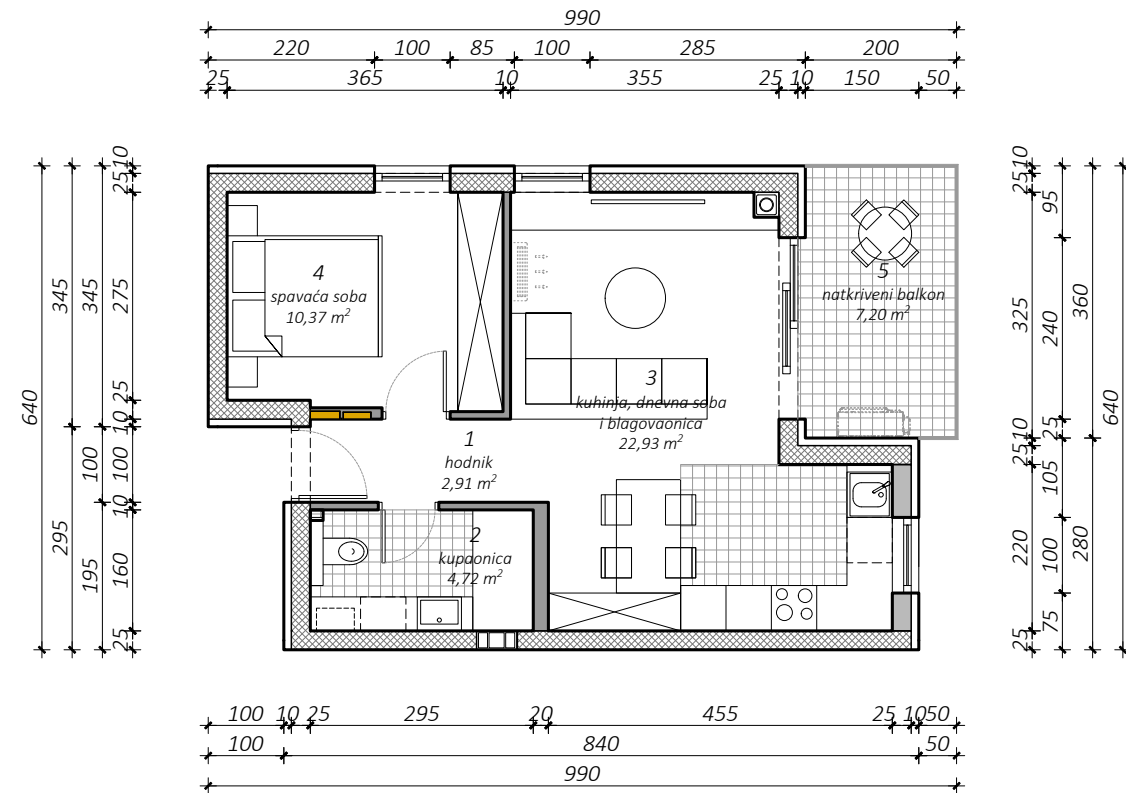
sadržaj:	mjerilo:	datum:	list broj:
<b>KATALOG STANOVA STAN S - 10</b>	1:100	siječanj 2025.	<b>18</b>

# KATALOG STANOVA

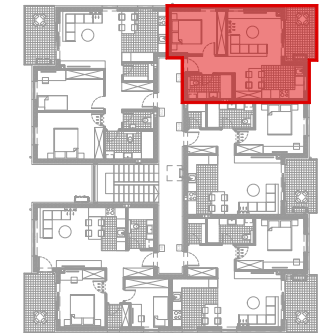
STAN:

## S - 11

50,30 m<sup>2</sup>



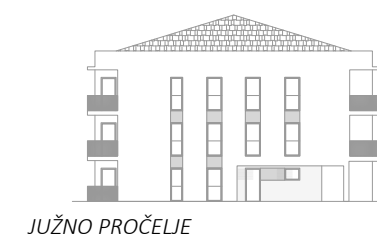
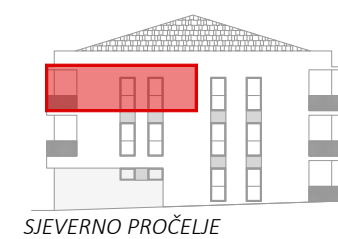
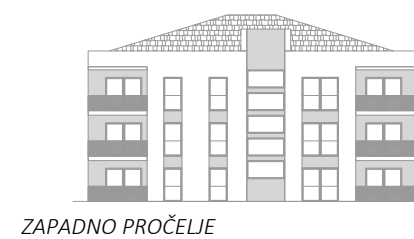
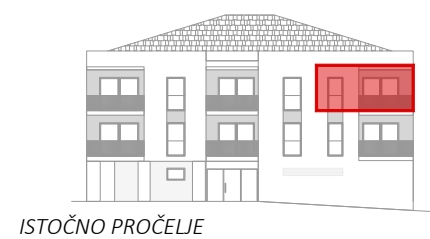
TLOCRT 2. KATA - POLOŽAJ STANA



SITUACIJA - POLOŽAJ PARKIRNOG MJESTA I SPREMIŠTA



br.	prostoriya	m <sup>2</sup>	k	k x m <sup>2</sup>
POSEBNI DIO				
1	hodnik	2,91	1,00	2,91
2	kupaonica	4,72	1,00	4,72
3	kuhinja, dnevna soba i blagovaonica	22,93	1,00	22,93
4	spavaća soba	10,37	1,00	10,37
5	natkriveni balkon	7,20	0,50	3,60
Ukupno posebni dio:		48,13		44,53
SPOREDNI DIO				
7	spremište S12	5,27	0,50	2,64
8	PM 21	12,50	0,25	3,13
Ukupno sporedni dio:		17,77		5,77
Ukupno NP stana				65,90 m <sup>2</sup>
Ukupno NKP stana				50,30 m <sup>2</sup>



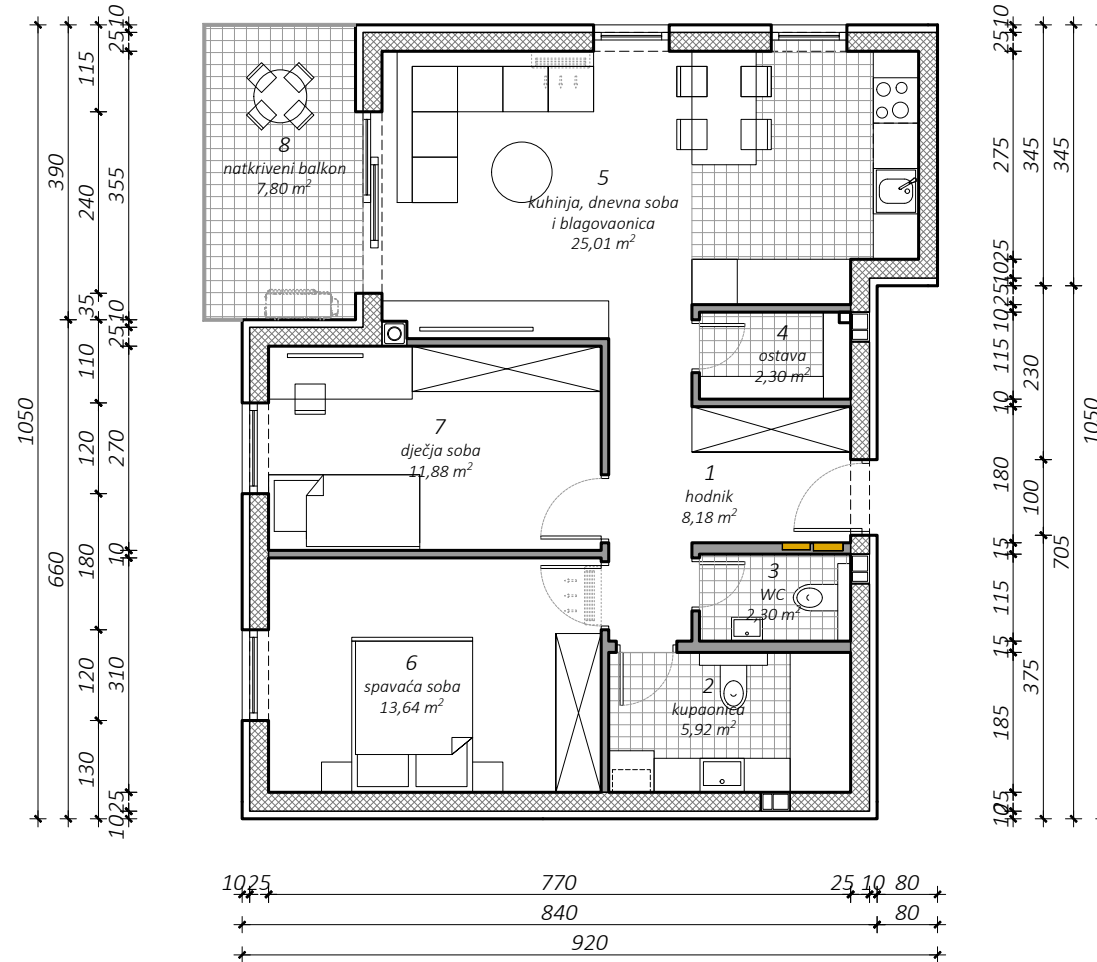
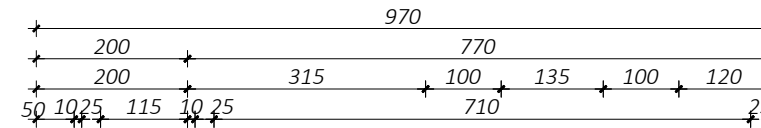
sadržaj:	mjerilo:	datum:	list broj:
KATALOG STANOVA STAN S - 11	1:100	siječanj 2025.	19

# KATALOG STANOVA

STAN:

## S - 12

### 79,50 m<sup>2</sup>



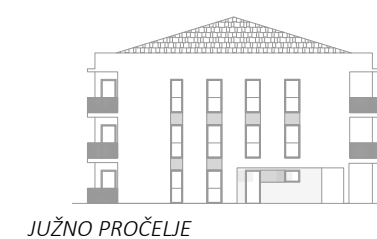
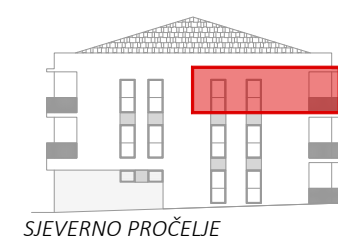
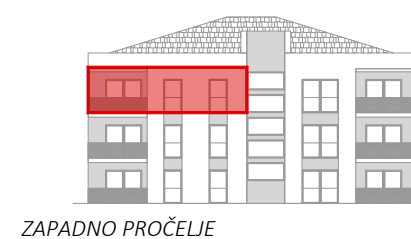
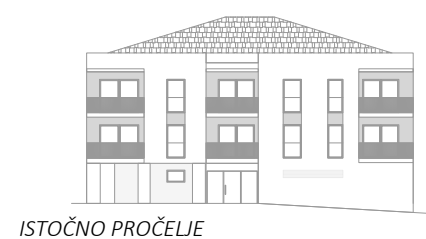
TLOCRT 2. KATA - POLOŽAJ STANA



SITUACIJA - POLOŽAJ PARKIRNOG MJESTA I SPREMIŠTA



br.	prostorija	m <sup>2</sup>	k	k x m <sup>2</sup>
POSEBNI DIO				
1	hodnik	8,18	1,00	8,18
2	kupaonica	5,92	1,00	5,92
3	WC	2,30	1,00	2,30
4	ostava	2,30	1,00	2,30
5	kuhinja, dnevna soba i blagovaonica	25,01	1,00	25,01
6	spavaća soba	13,64	1,00	13,64
7	dječja soba	11,88	1,00	11,88
8	natkriveni balkon	7,80	0,50	3,90
Ukupno posebni dio:		77,03		73,13
SPOREDNI DIO				
9	spremište S1	6,48	0,50	3,24
10	PM 10	12,50	0,25	3,13
Ukupno sporedni dio:		18,98		6,37
Ukupno NP stana				96,01 m <sup>2</sup>
Ukupno NKP stana				79,50 m <sup>2</sup>



sadržaj:	mjerilo:	datum:	list broj:
KATALOG STANOVA STAN S - 12	1:100	siječanj 2025.	20