# S 35
## STADION

HERCINVEST

# TREBINJE - HIT DESTINACIJA

Grad Trebinje proteklih godina postalo je hit turistička destinacija i doživjelo pravu ekspanziju u turizmu. Turisti su veoma zadovoljni posjetom Trebinju i obično i oni koji dolaze na jedan dan ostaju duže. Zadovoljni su gostoprimstvom domaćina, te bogatom gastro ponudom jer se u ovdašnjim restoranima služe autohtoni proizvodi.

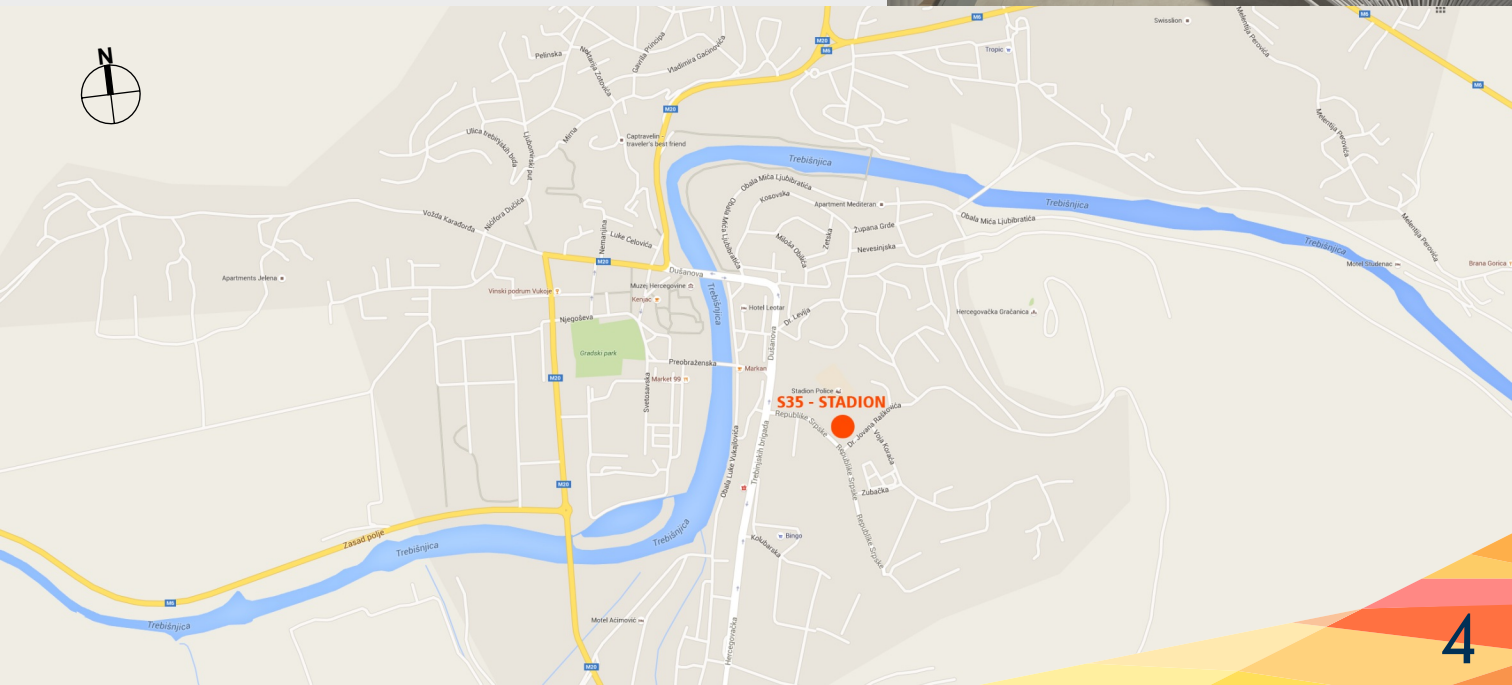
Grad Trebinje je također jedno od najtraktivnijih mjesta u državi za kupovinu nekretnina. Fantastična klima, zdrav život i blizina jadranske obale su motivi koji privlače sve više kupaca kako iz naše države, tako i iz susjednog Dubrovnika i zapadnih zemalja. Ponuda nekretnina je bogata i raznovrsna.

# OBJEKAT

U novoprojektovanom objektu S35 - STADION površina stanova kreće se od 43 m2 do 151 m2. Predviđena spratnost je P+4+PE. Visina objekta iznosi 20 m iznad kote terena, odnosno saobraćajnice u zoni kompleksa.  U prizemlju objekta raspolažemo sa poslovnim prostorima u ukupnoj površini od 477 m2. Površine poslovnih prostora se kreću od 47 m2 do 68 m2.

# LOKACIJA

Predviđena lokacija za stambeni objekat S35 - STADION je u zoni gradskog stadiona Police, uz ulice Republike Srpske i dr. Jovana Raškovića. Objekat posjeduje panoramske terase na svom vrhu.



Prilikom projektovanja našeg objekta najviši standardi kvaliteta su zadovoljeni kada je riječ o zvučnoj i termo izolaciji. Zidovi u kuhinji i kupatilu, te hodnici, kupatila i terase se oblažu prvoklasnom keramikom. U dnevnim i spavaćim sobama je predviđen hrastov parket. Prozori i balkonska vrata na stanovima su od PVC bravarije.

Otvori poslovnih prostora i ulaza u stambeni dio objekta su od aluminijskih profila. Ulazna vrata u stanove su protivprovalna, protivpožarna, visokog stepena sigurnosti i dodatno su ojačana. Unutrašnja vrata su prvoklasnog kvaliteta. Stanovi i poslovni prostori su opremljeni spoljnim i unutrašnjim klima jedinicama. Svaki stan raspolaže sopstvenim vodomjerom. Stanovi su opremljeni interfonom. Objekat raspolaže električnim liftom, prilagođenim korištenju osoba sa invaliditetom.

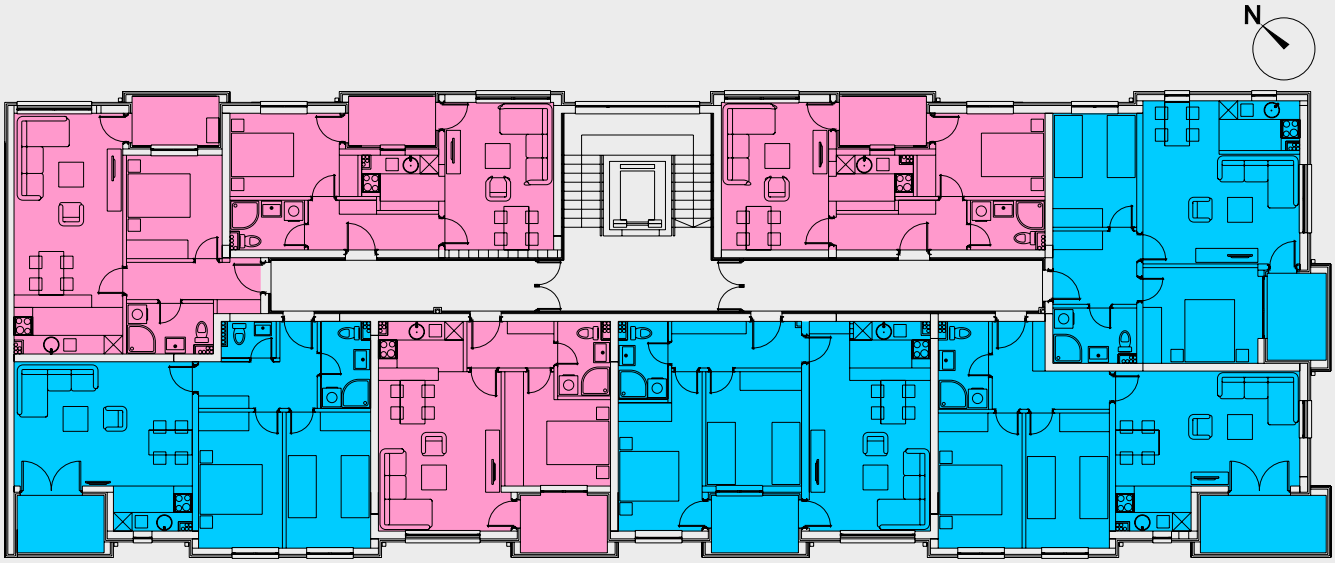
# STANOVI

Kompleks S35 - STADION sadrži 35 stanova. Površina stanova kreće se od 43 m2 do 151 m2.

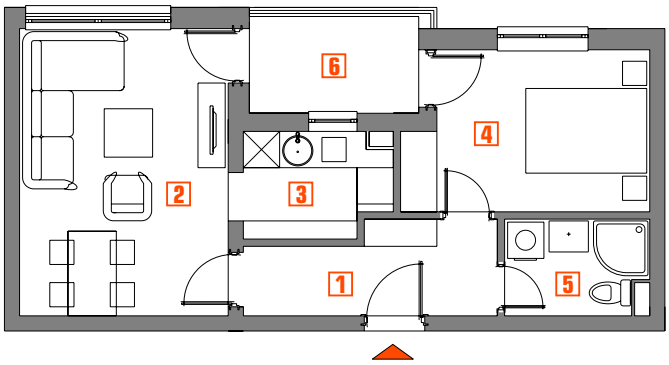
# OSNOVA SPRATA 1,2,3,4

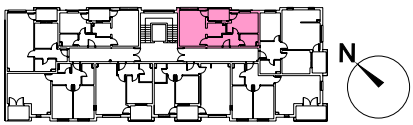
JEDNOSOBAN STAN

DVOSOBAN STAN




## STAN S1/1,2,3,4 sprat jednosoban

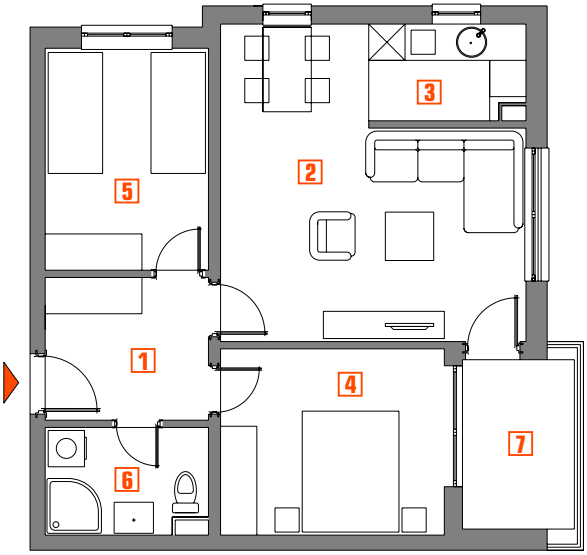


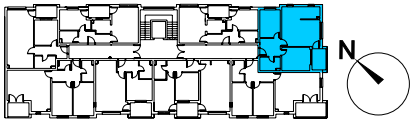




*1. Hodnik - 5,82 m2*
*2. Dnevni boravak i trpezarija - 16,39 m2*
*3. Kuhinja - 4,01 m2*
*4. Soba - 10,23 m2*
*5. Kupatilo - 3,66 m2*
*6. Balkon/Lođa - 3,36 m2 (4,48 m2)*

***UKUPNO = 43,47 m2***

## STAN S2/1,2,3,4 sprat dvosoban

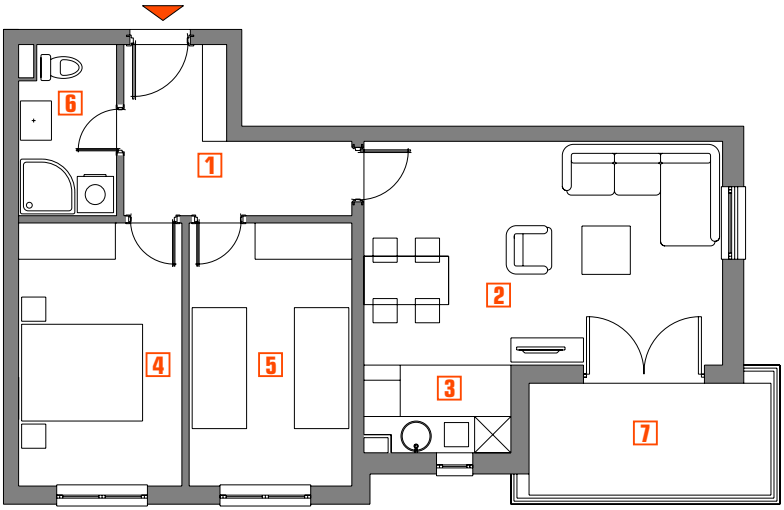


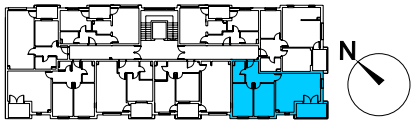




*1. Hodnik - 6,37 m2*
*2. Dnevni boravak i trpezarija - 22,04 m2*
*3. Kuhinja - 4,03 m2*
*4. Soba - 11,40 m2*
*5. Soba - 9,91 m2*
*6. Kupatilo - 4,63 m2*
*7. Balkon/Lođa - 3,89 m2 (5,18 m2)*

***UKUPNO = 62,27 m2***

## STAN S3/1,2,3,4 sprat dvosoban

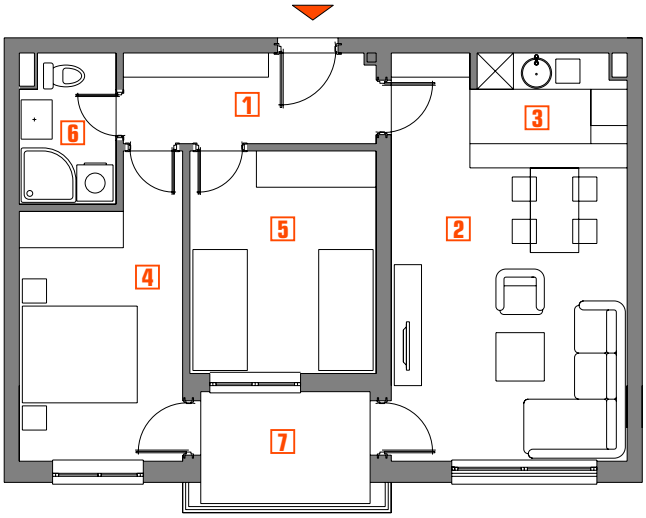


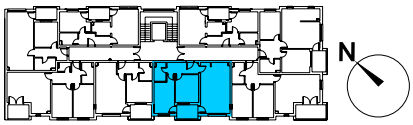




*1. Hodnik - 7,36 m2*
*2. Dnevni boravak i trpezarija - 21,94 m2*
*3. Kuhinja - 3,39 m2*
*4. Soba - 11,75 m2*
*5. Soba - 11,70 m2*
*6. Kupatilo - 4,40 m2*
*7. Balkon/Lođa - 3,70 m2 (7,40 m2)*

***UKUPNO = 64,24 m2***

## STAN S4/1,2,3,4 sprat dvosoban

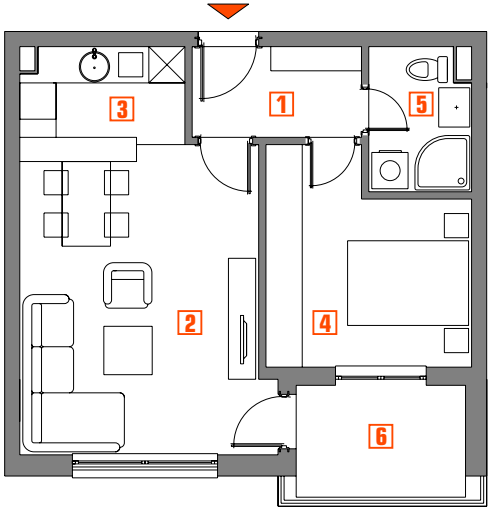



*1. Hodnik - 6,23 m2*
*2. Dnevni boravak i trpezarija - 21,38 m2*
*3. Kuhinja - 4,73 m2*
*4. Soba - 12,13 m2*
*5. Soba - 11,33 m2*
*6. Kupatilo - 3,82 m2*
*7. Balkon/Lođa - 3,89 m2 (5,18 m2)*

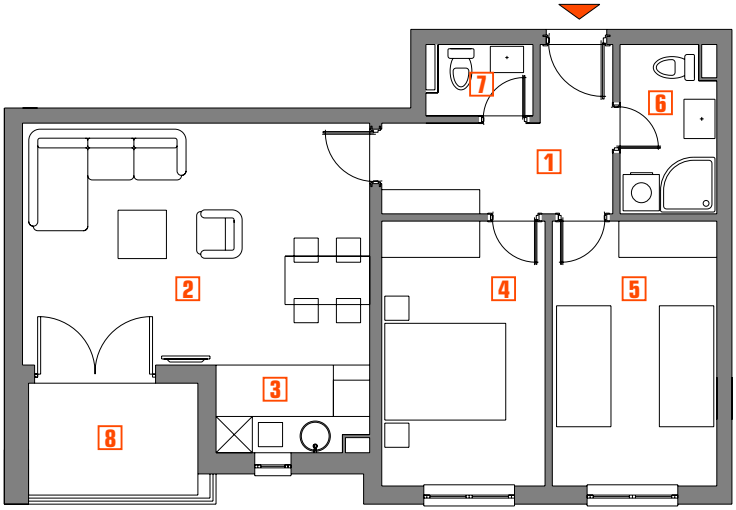
***UKUPNO = 63,51 m2***

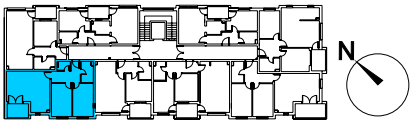
## STAN S5/1,2,3,4 sprat jednosoban



*1. Hodnik - 4,20 m2*
*2. Dnevni boravak i trpezarija - 20,66 m2*
*3. Kuhinja - 4,29 m2*
*4. Soba - 10,87 m2*
*5. Kupatilo - 3,90 m2*
*6. Balkon/Lođa - 3,89 m2 (5,18 m2)*
***UKUPNO = 47,81 m2***

## STAN S6/1,2,3,4 sprat dvosoban

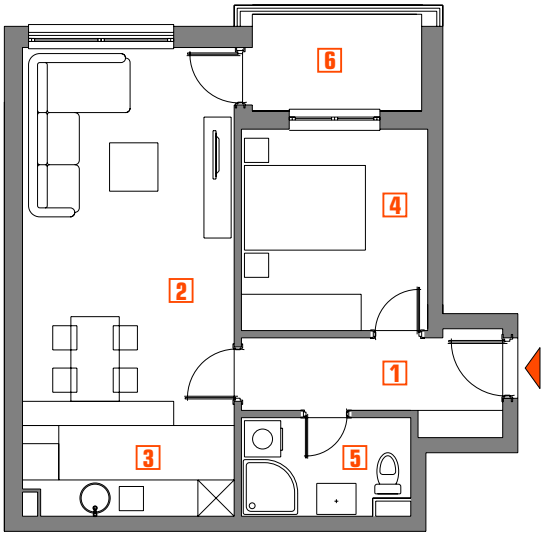


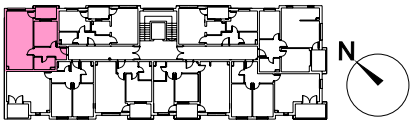




*1. Hodnik - 7,29 m2*
*2. Dnevni boravak i trpezarija - 22,96 m2*
*3. Kuhinja - 3,55 m2*
*4. Soba - 11,83 m2*
*5. Soba - 11,91 m2*
*6. Kupatilo - 4,30 m2*
*7. WC za goste - 1,93 m2*
*6. Balkon/Lođa - 3,89 m2 (5,18 m2)*

***UKUPNO = 67,66 m2***

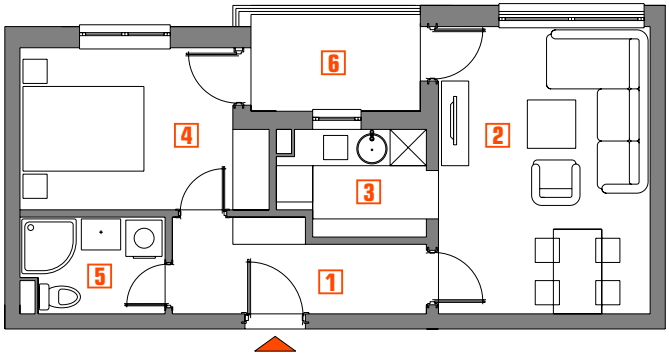
## STAN S7/1,2,3,4 sprat jednosoban

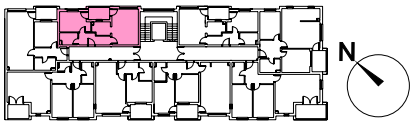



*1. Hodnik - 5,96 m2*
*2. Dnevni boravak i trpezarija - 21,88 m2*
*3. Kuhinja - 5,12 m2*
*4. Soba - 10,26 m2*
*5. Kupatilo - 4,38 m2*
*6. Balkon/Lođa - 3,36 m2 (4,48 m2)*
***UKUPNO = 47,81 m2***

## STAN S8/1,2,3,4 sprat jednosoban



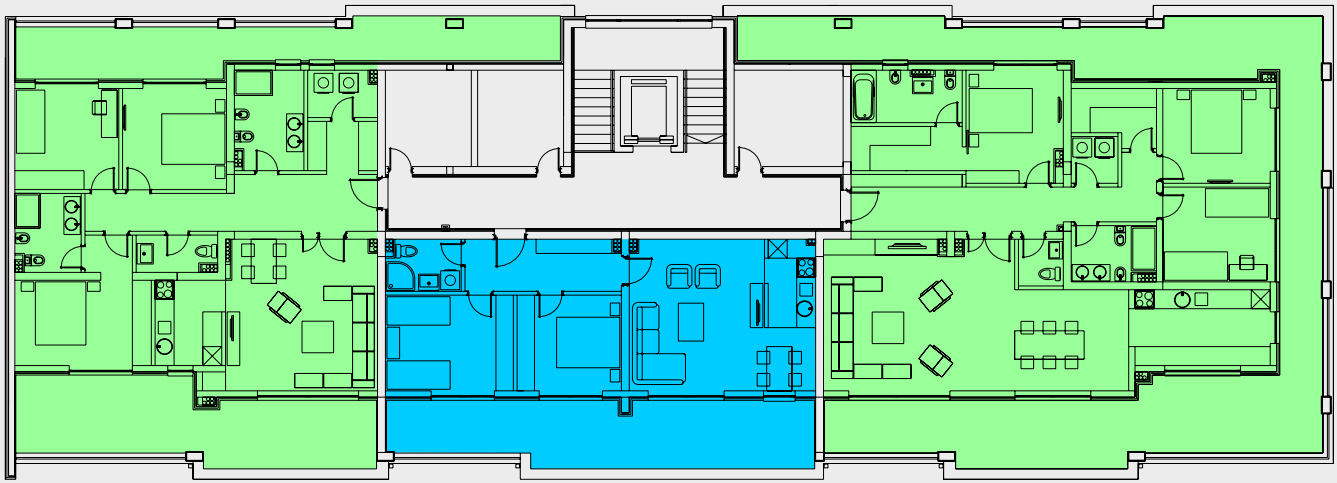




*1. Hodnik - 5,82 m2*
*2. Dnevni boravak i trpezarija - 16,63 m2*
*3. Kuhinja - 4,01 m2*
*4. Soba - 10,23 m2*
*5. Kupatilo - 3,66 m2*
*6. Balkon/Lođa - 3,36 m2 (4,48 m2)*

***UKUPNO = 43,71 m2***

## OSNOVA SPRATA 5

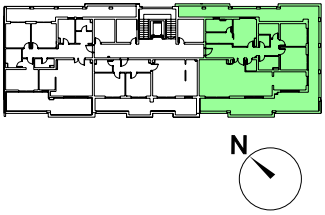
DVOSOBAN STAN
TROSOBAN STAN

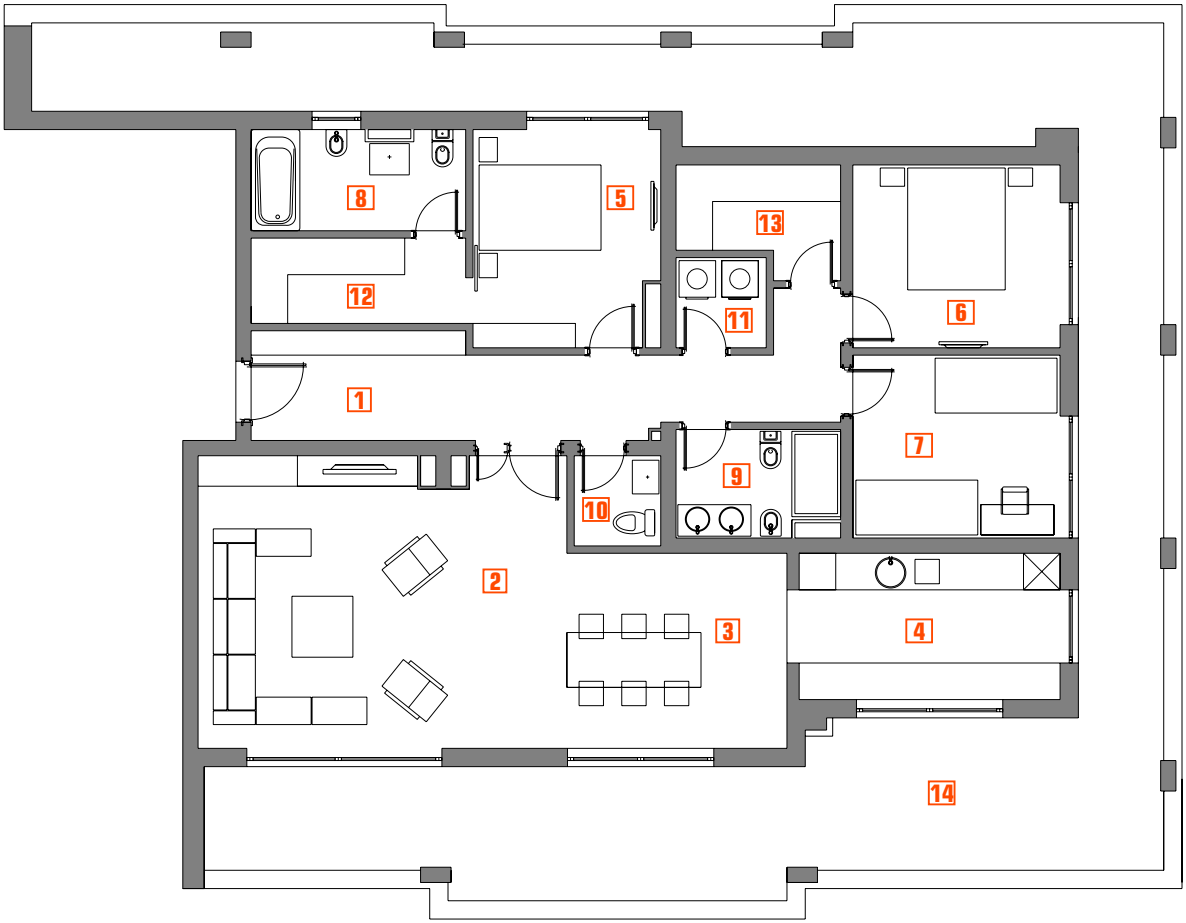


# STAN S9/5 sprat trosoban

*1. Hodnik - 15,23 m2*
*2. Dnevni boravak - 29,04 m2*
*3. Trpezarija - 11,55 m2*
*4. Kuhinja - 10,27 m2*
*5. Soba - 10,70 m2*
*6. Soba - 10,20 m2*
*7. Soba - 10,20 m2*
*8. Kupatilo - 5,68 m2*
*9. Kupatilo - 4,57 m2*
*10. WC za goste - 2,10 m2*
*11. Garderoba - 4,93 m2*
*12. Garderoba - 4,33 m2*
*13. Vešernica - 2,19 m2*
*14. Terasa - 30,03 (75,77) m2*

***UKUPNO = 151,02 m2***

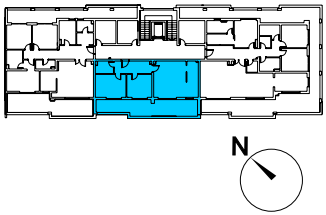


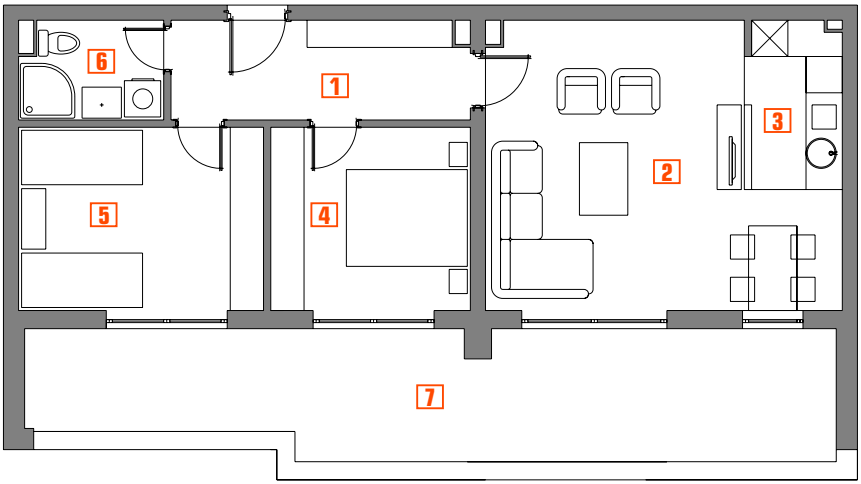



# STAN S10/5 sprat dvosoban

*1. Hodnik - 8,03 m2*
*2. Dnevni boravak i trpezarija - 23,65 m2*
*3. Kuhinja - 4,14 m2*
*4. Soba - 10,00 m2*
*5. Soba - 12,27 m2*
*6. Kupatilo - 3,78 m2*
*7. Terasa - 9,05 m2 (25,41 m2)*

***UKUPNO = 70,92 m2***



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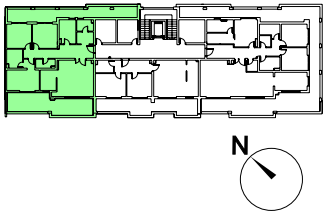
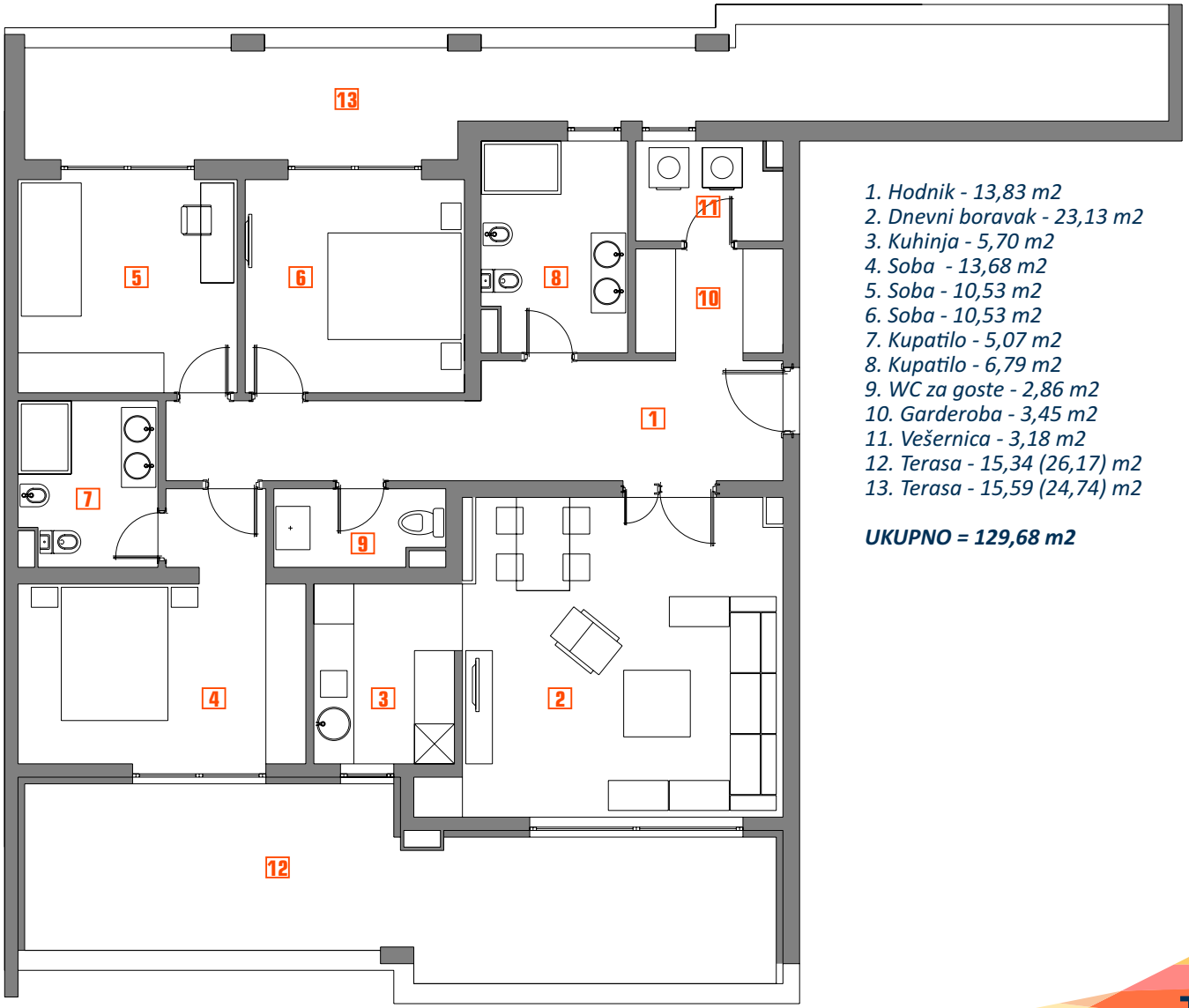


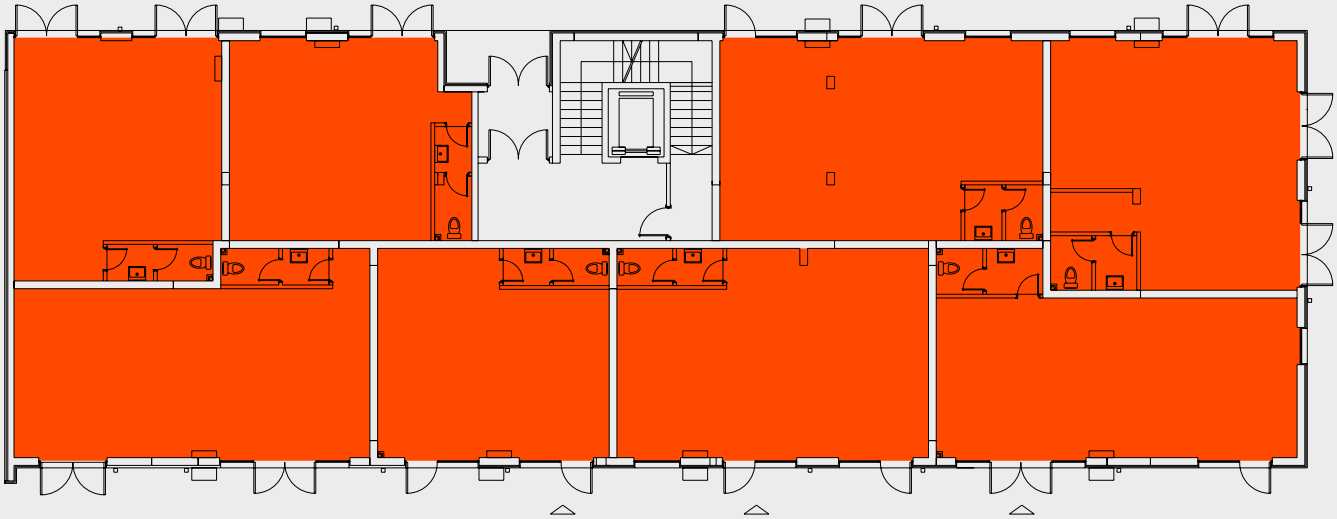




*1. Hodnik - 13,83 m2*
*2. Dnevni boravak - 23,13 m2*
*3. Kuhinja - 5,70 m2*
*4. Soba - 13,68 m2*
*5. Soba - 10,53 m2*
*6. Soba - 10,53 m2*
*7. Kupatilo - 5,07 m2*
*8. Kupatilo - 6,79 m2*
*9. WC za goste - 2,86 m2*
*10. Garderoba - 3,45 m2*
*11. Vešernica - 3,18 m2*
*12. Terasa - 15,34 (26,17) m2*
*13. Terasa - 15,59 (24,74) m2*

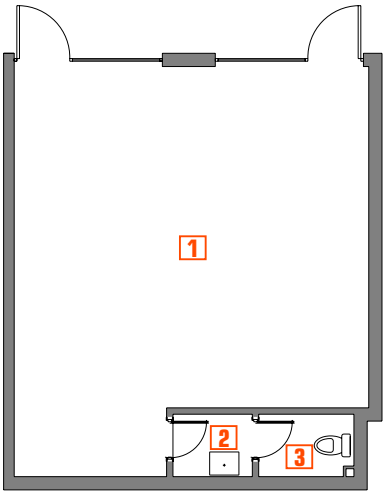
***UKUPNO = 129,68 m2***

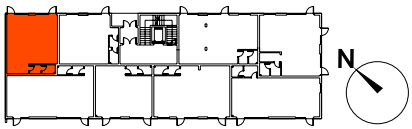
# OSNOVA PRIZEMLJA

POSLOVNI PROSTORI



## POSLOVNI PROSTOR P1

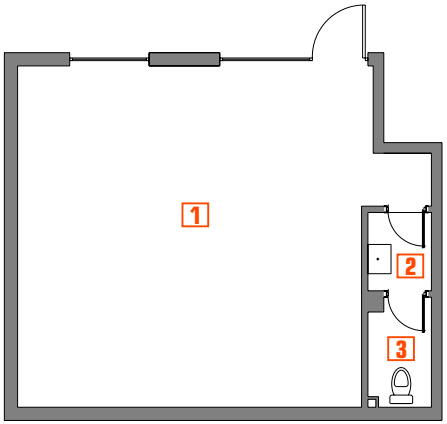


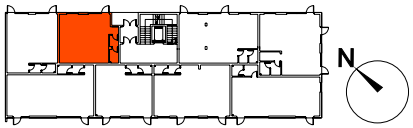




*1. Prodajni prostor - 46,96 m2*
*2. Predprostor - 1,77 m2*
*3. Toalet - 2,08 m2*

***UKUPNO = 50,81 m2***

## POSLOVNI PROSTOR P2

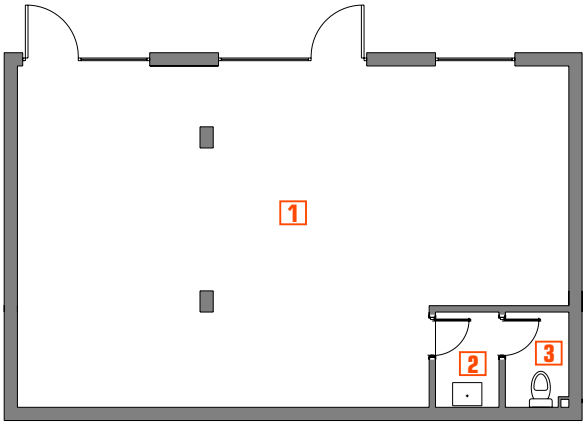


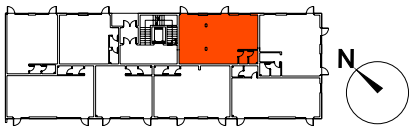




*1. Prodajni prostor - 43,61 m2*
*2. Predprostor - 1,78 m2*
*3. Toalet - 2,37 m2*

***UKUPNO = 47,76 m2***

## POSLOVNI PROSTOR P3

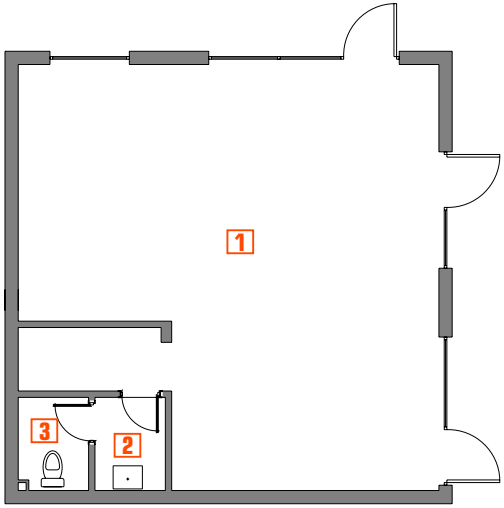


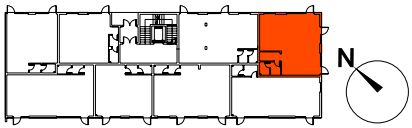




*1. Prodajni prostor - 61,94 m2*
*2. Predprostor - 2,16 m2*
*3. Toalet - 2,12 m2*

***UKUPNO = 66,22 m2***

## POSLOVNI PROSTOR P4

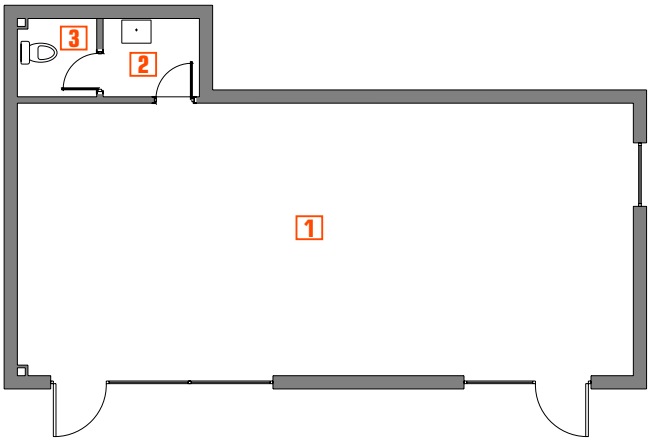


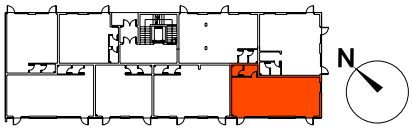




*1. Prodajni prostor - 58,14 m2*
*2. Predprostor - 2,34 m2*
*3. Toalet - 2,30 m2*

***UKUPNO = 62,78 m2***

## POSLOVNI PROSTOR P5

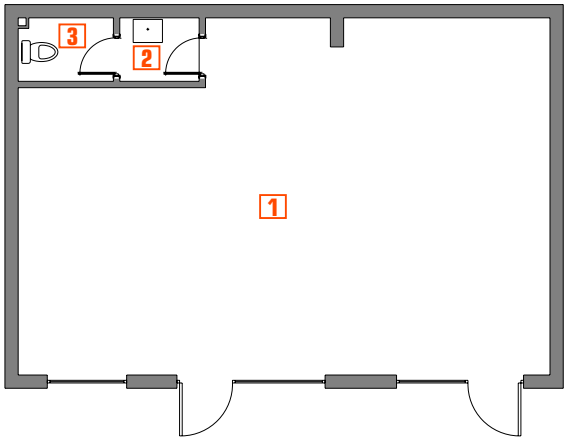


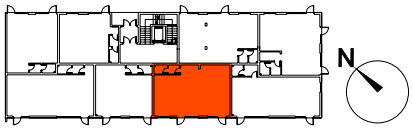




*1. Prodajni prostor - 59,91 m2*
*2. Predprostor - 2,69 m2*
*3. Toalet - 2,18 m2*

***UKUPNO = 64,78 m2***

## POSLOVNI PROSTOR P6

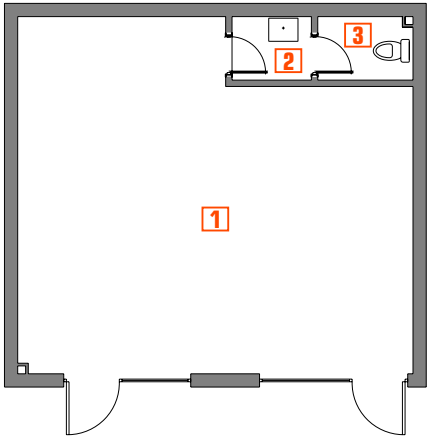


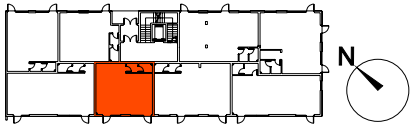




*1. Prodajni prostor - 63,03 m2*
*2. Predprostor - 1,80 m2*
*3. Toalet - 2,12 m2*

***UKUPNO = 66,95 m2***

## POSLOVNI PROSTOR P7

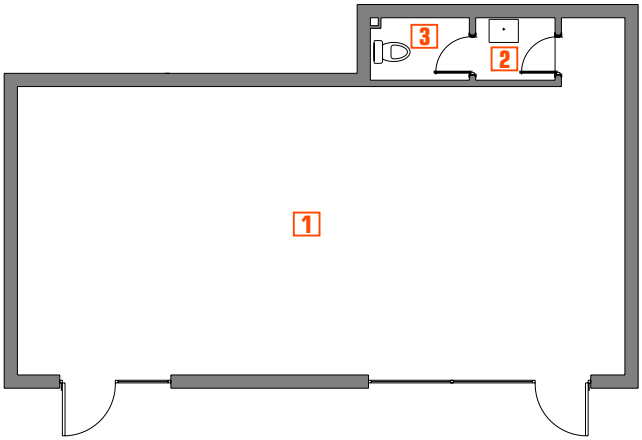


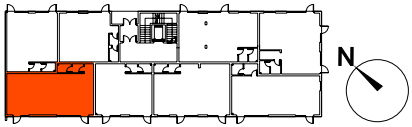




*1. Prodajni prostor - 45,71 m2*
*2. Predprostor - 1,80 m2*
*3. Toalet - 2,12 m2*

***UKUPNO = 49,63 m2***

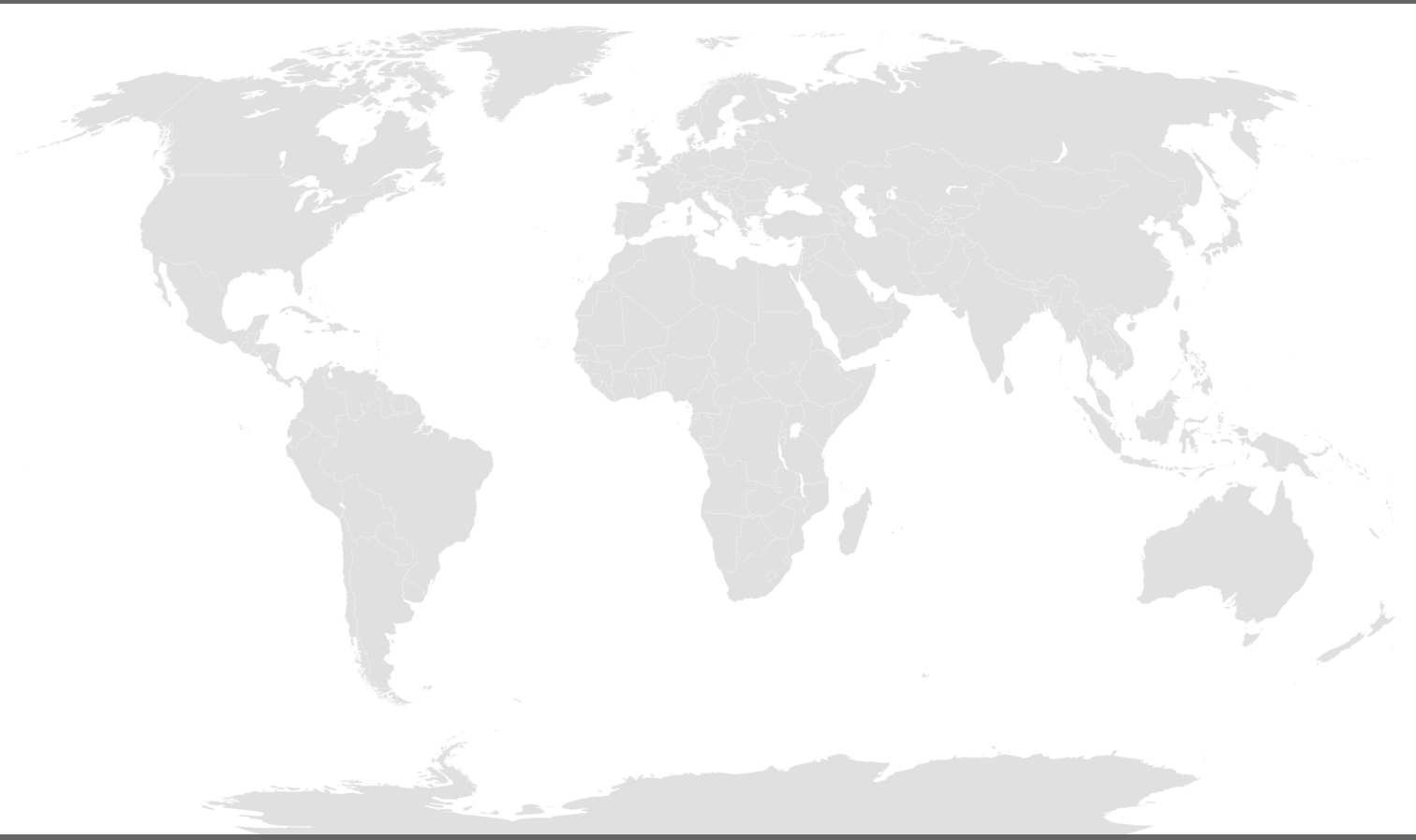
# POSLOVNI PROSTOR P8




*1. Prodajni prostor - 64,13 m2*
*2. Predprostor - 1,77 m2*
*3. Toalet - 2,17 m2*

***UKUPNO = 68,07 m2***



**HERCINVEST**
Herceg Stefana Kosače 1
89101, Trebinje
Republika Srpska
BOSNA I HERCEGOVINA
+387 59 273 600
+387 59 270 658
www.hercinvest.com