



PAZARICA

STANOVA
KATALOG

ASA INVEST doo
Dubrovačka 428, Novi Pazar
Vlasnik : Hajrović Sanel

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+381 (0) 64 906 0004
+381 (0) 62 227 343



Stambeno poslovni centar ASA INVEST se nalazi na odličnoj lokaciji u stambenom delu Novog Pazara, koja je povezana glavnim gradskim ulicama sa centrom grada i ostalim važnim sadržajima u gradu.

U neposrednoj blizini lokacije se nalaze dve osnovne škole i centralni vrtić Mladost, reka Raška i najveći gradski rekreacioni park, dve džamije, ženska medresa, brojni marketi, frizerski saloni i drugi sadržaji. Najveća pogodnost izbora ove lokacije je što se nalazite u mirnom delu grada, a preko rekreacionog centra ste pešački povezani sa svim centralnim sadržajima.

Objekat se gradi na katastarskim parcelama 3666 i 3663/3 u ulici Kragujevačkoj, na parceli površine 16,6 ari i sastoji se od dve pravougaone lamele.

Spratnost objekta je Po+P+6 (podrum, prizemlje i šest spatova) i dužom stranom postavljen u pravcu istok-zapad. Položaj na parceli je idealan, i obezbeđuje dobru osunčanost stanova tokom celog dana, a obzirom da je sa tri strane okružen ulicama, objekat je veoma pristupačan i za pešake i automobile. Pojas od minimlno 5 metara od trotoara do objekta ostavlja dovoljno slobodnog prostora za parkiranje, i nesmatano kretanje oko objekta.

U podrumu je smeštena podzemna garaža sa 47 parking mesta i tehničkim prostorijama, u koje se ulazi preko ulazne rampe direktno iz Kragujevačke ulice.

U prizemlju se nalaze tri poslovna prostora. U lameli A se nalaze dva lokala korisne površine od 311m² i 41m², dok se u lameli B nalazi jedan lokal površine od oko 228 m². U sve lokale se ulazi sa nivoa trotoara. Čista visina poslovnog prostora je 320 cm. Poslovni prostor je moguće deliti prema zahtevu kupaca.

Na severnoj strani prizemlja smeštena su dva stambena ulaza, sa dva lifta i dvokrakim stepeništem. Stambeni deo objekta se prostire na šest nadzemnih etaža, sa po pet stanova po etaži u jednoj lameli, što je ukupno 60 stanova u obe lamele. Ponuda stanova je veoma raznovrsna - postoji 10 različitih tipova stanova, sa nekoliko varijanti: od malih dvosobnih stanova površine oko 53 m², 56 m², do trosobnih stanova od oko 63 m², 75 m² i 78 m² do najvećih četvorosobnih stanova od preko 91m² i 108 m².

Ovaj objekat se izdvaja kvalitetom stambenih i poslovnih prostora, kako njihovom funkcionalnošću i fleksibilnošću, tako i vrhunskom izradom i finalnom obradom savremenim materijalima, u spoljašnjem i u unutrašnjem uređenju.

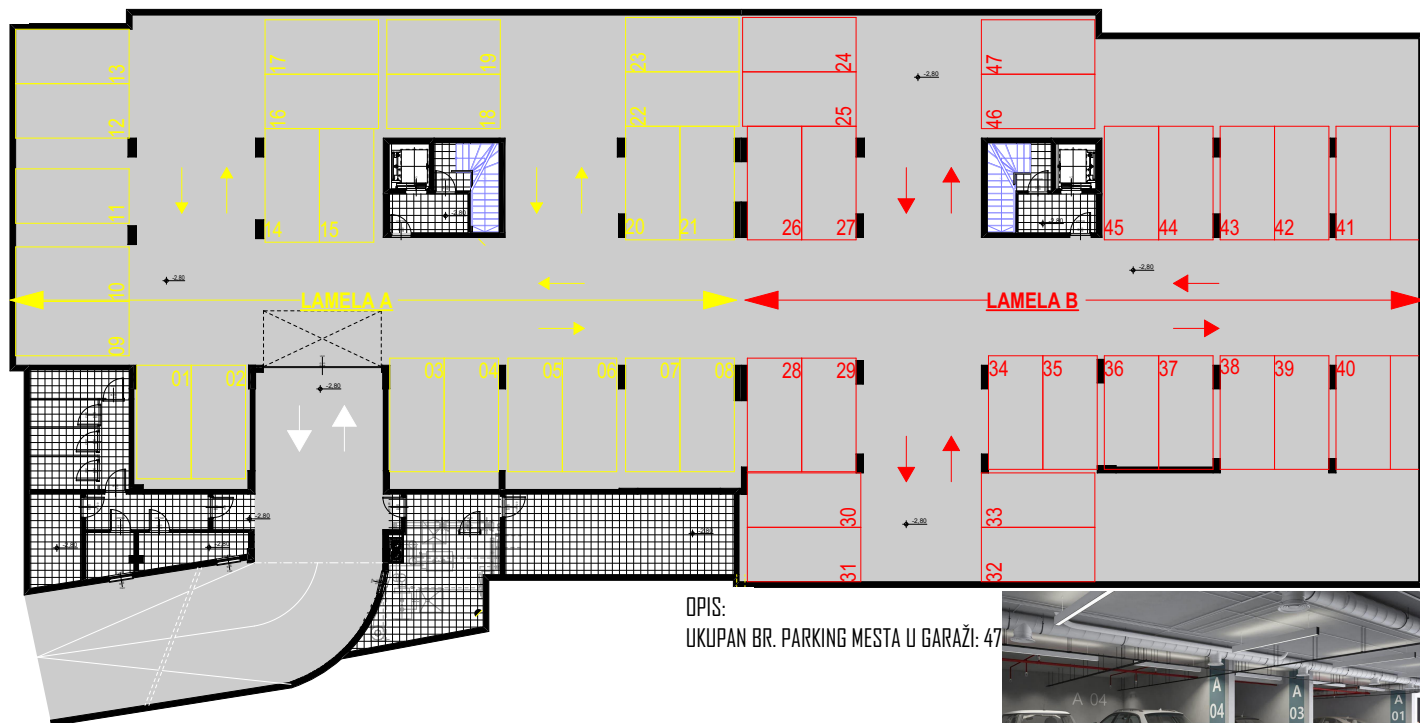
ASA INVEST



DAZARIKA

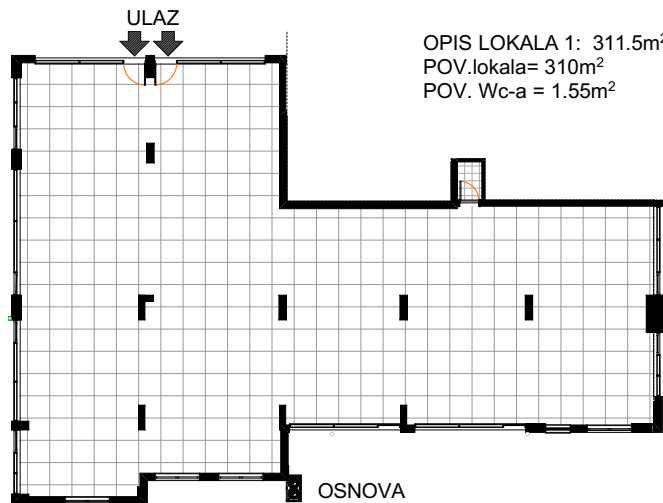
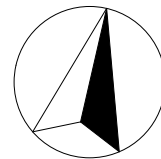
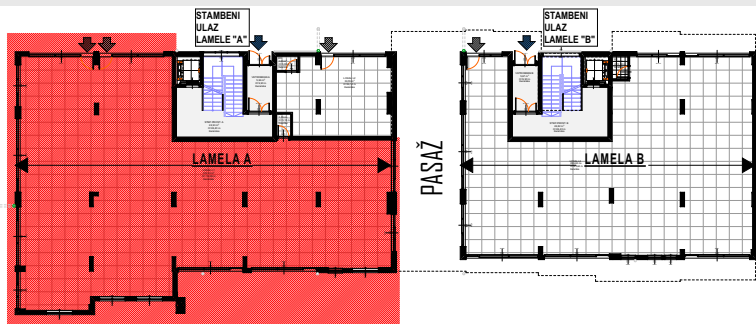
STANOVA

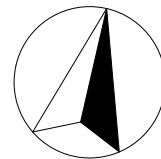
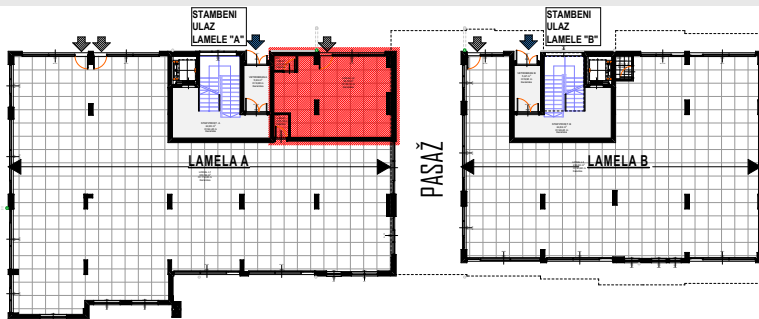
KATALOG



OPIS:
UKUPAN BR. PARKING MESTA U GARAŽI: 47

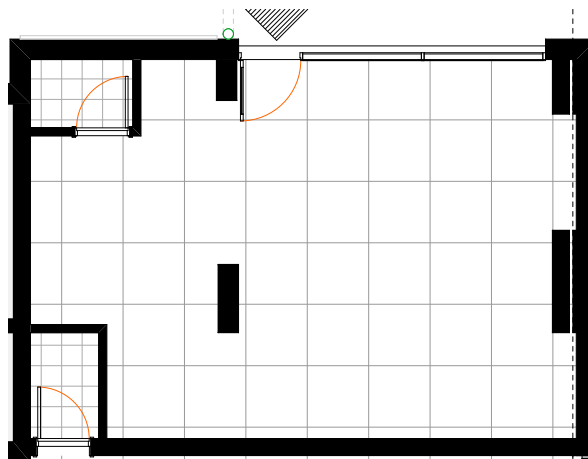






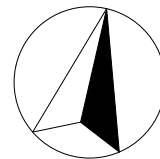
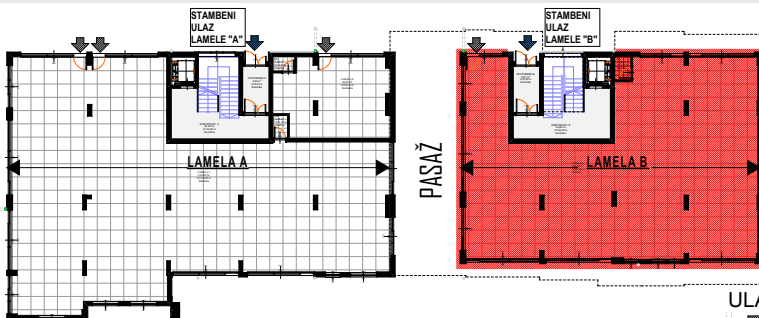
OPIS LOKALA 2: 41,05m²
 POV. lokala = 39,55m²
 POV. Wc-a = 1,50m²

ULAZ



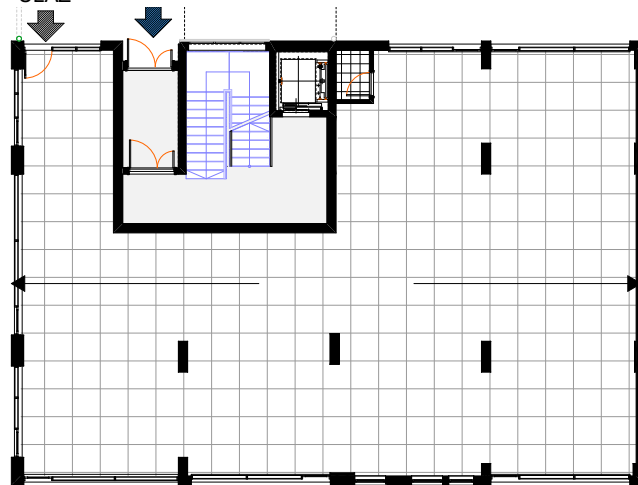
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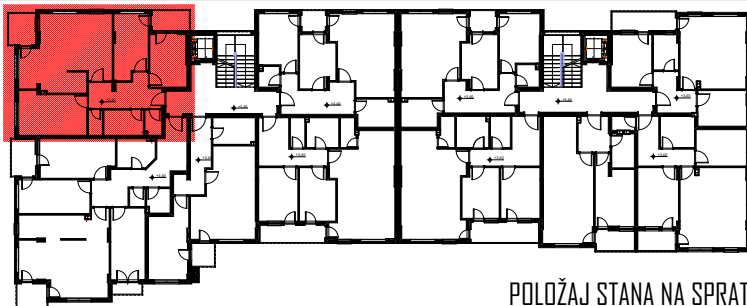




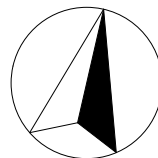
OPIS LOKALA 3: 228,1m²
POV. lokala= 226,36m²
POV. Wc-a = 1,74m²

ULAZ





POLOŽAJ STANA NA SPRATU



MATERIJALIZACIJA STANA

TARLET:
12 mm / 1292 mm x 136mm

- Dnevni boravak
- Hodnik
- Spavace sobe

KERAMIKA:
8,5 mm / 450 mm x 450mm

- Kuhinja
- Kupatilo
- Wc
- Balkon

GLET MASA:- Kuhinja

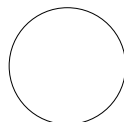
- Kupatilo
- Wc
- Balkon



PODOVI



ZID/PLAFON

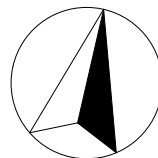
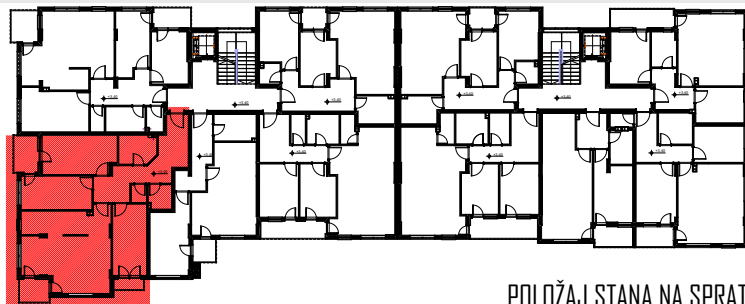


PERSPEKTIVNI PRIKAZ

STAN 01 A

01: Dnevni boravak	30,79 m ²
02: Hodnik	9,68 m ²
03: Kupatilo	4,92 m ²
04:Ostavka	1,75m ²
05:Spavaca soba	9,43 m ²
06:Spavaca soba	10,46 m ²
07:Spavaca soba	14,07 m ²
08:Terasa	4,51 m ²
09:Terasa	3,96 m ²
10: WC	2,03 m ²
	<u>91,60m²</u>





POLOŽAJ STANA NA SPRATU

MATERIJALIZACIJA STANA

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- Hodnik
- Spavace sobe

KERAMIKA:
8,5 mm / 450 mm x 450mm

- Kuhinja
- Kupatilo
- Wc
- Balkon

GLET MASA.- Kuhinja

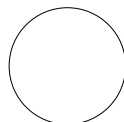
- Kupatilo
- Wc
- Balkon



PODOVI



ZID/PLAFON



PERSPEKTIVNI PRIKAZ

STAN 02 A

01: Dnevni boravak 34,17 m²

02: Hodnik 16,60 m²

03: Kupatilo 5,18 m²

04: Ostavka 1,37 m²

05: Spavaca soba 14,36 m²

06: Spavaca soba 11,87 m²

07: Spavaca soba 12,19 m²

08: Terasa 4,54 m²

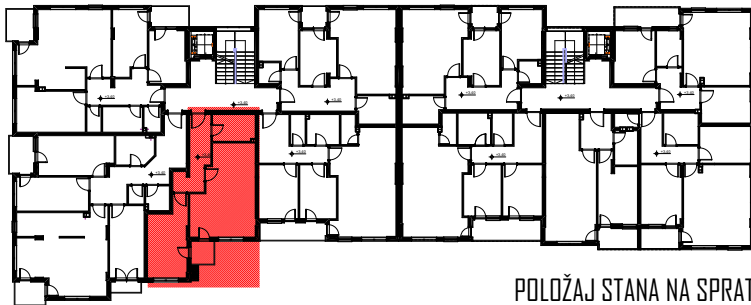
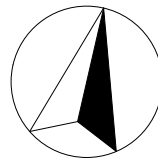
09: Terasa 3,67 m²

10: Terasa 1,71 m²

11: WC 2,75 m²

108,41 m²





POLOŽAJ STANA NA SPRATU

MATERIJALIZACIJA STANA

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12 mm / 1292 mm x 136mm
- Dnevni boravak
- Hodnik
- Spavace sobe

KERAMIKA:
8,5 mm / 450 mm x 450mm
- Kuhinja
- Kupatilo
- Wc
- Balkon

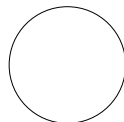
GLET MASA.- Kuhinja
- Kupatilo
- Wc
- Balkon



PODOVI



ZID/PLAFON



PERSPEKTIVNI PRIKAZ

STAN 03 A

01: Dnevni boravak 25,36 m²

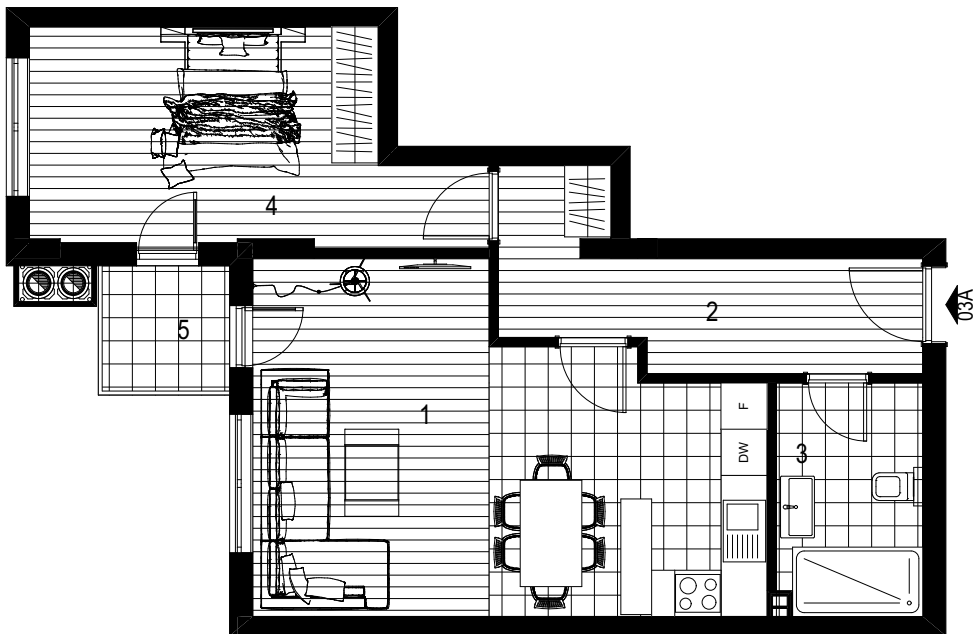
02: Hodnik 8,74m²

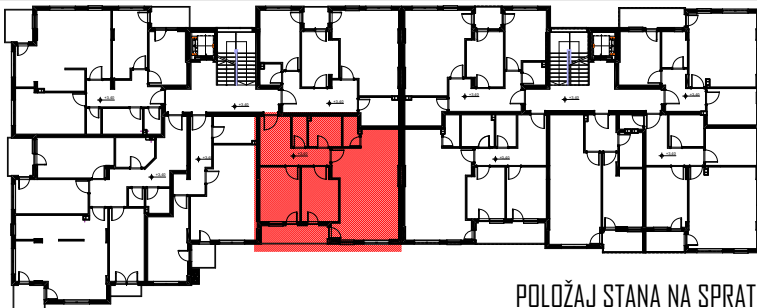
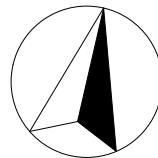
03: Kupatilo 5,52 m²

04: Savaca soba 13,81m²

05: Terasa 2,80 m²

56,23m²





POLOŽAJ STANA NA SPRATU

MATERIJALIZACIJA STANA

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- Spavace sobe

KERAMIKA:
8,5 mm / 450 mm x 450mm

- Kuhinja
- Kupatilo
- Wc
- Balkon

GLET MASA:- Kuhinja

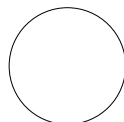
- Kupatilo
- Wc
- Balkon



PODOVI



ZID/PLAFON



PERSPEKTIVNI PRIKAZ

STAN 04 A

01: Dnevni boravak 30,83 m²

02: Hodnik 10,43m²

03: Kupatilo 4,70 m²

04:Ostava 2,20m²

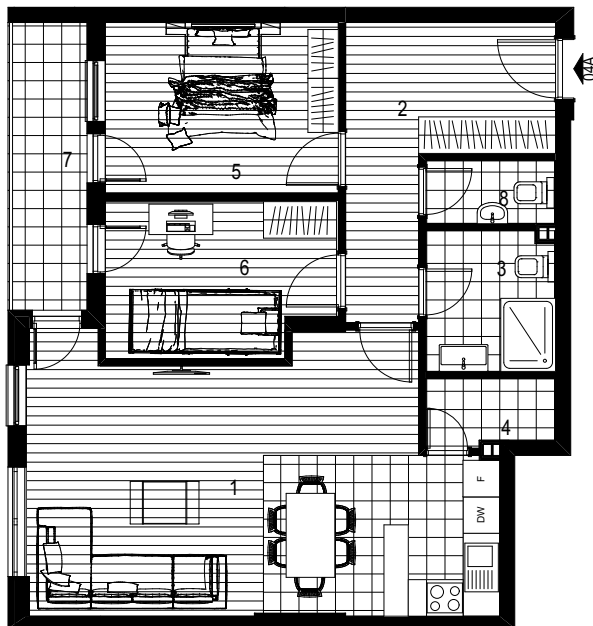
05:Spavaca soba 10,40 m²

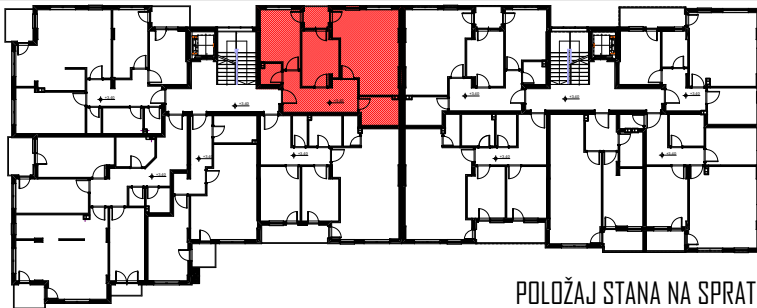
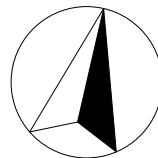
06:Spavaca soba 9,07 m²

07:Terasa 5,83 m²

08:WC 2,13 m²

75,59m²





POLOŽAJ STANA NA SPRATU

MATERIJALIZACIJA STANA

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- Spavace sobe

KERAMIKA:
8,5 mm / 450 mm x 450mm

- Kuhinja
- Kupatilo
- Wc
- Balkon

GLET MASA.- Kuhinja

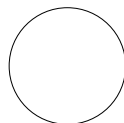
- Kupatilo
- Wc
- Balkon



PODOVI



ZID/PLAFON



PERSPEKTIVNI PRIKAZ

STAN 05 A

01: Dnevni boravak 23,28 m²

02: Hodnik 11,10 m²

03: Kupatilo 5,17 m²

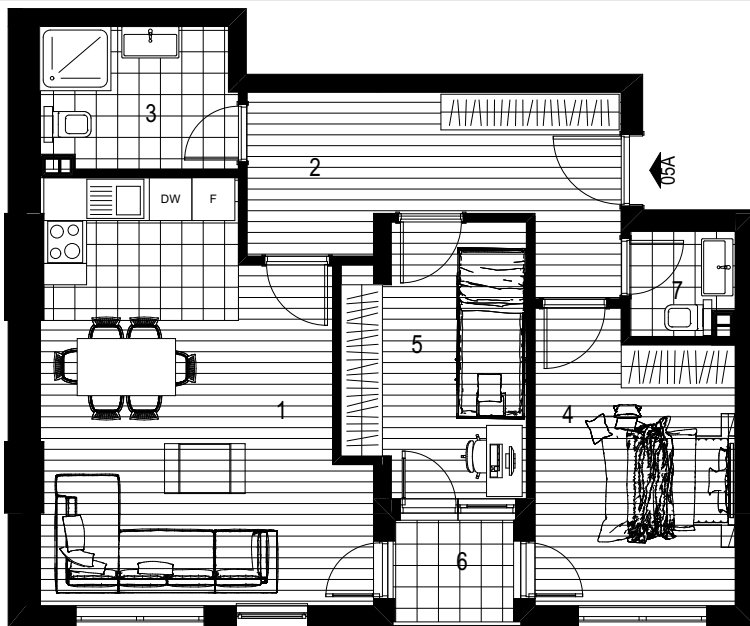
04: Spavaca soba 10,58 m²

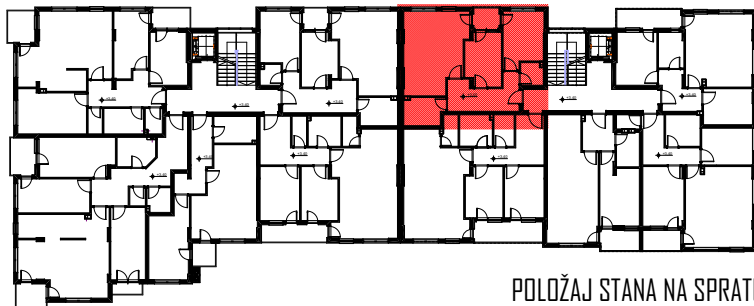
05: Spavaca soba 8,90 m²

06: Terasa 2,46 m²

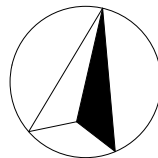
07: WC 2,00 m²

63,49 m²





POLOŽAJ STANA NA SPRATU



MATERIJALIZACIJA STANA

TARLET:
12 mm / 1292 mm x 136mm - Dnevni boravak
- Hodnik
- Spavace sobe

KERAMIKA:
8,5 mm / 450 mm x 450mm - Kuhinja
- Kupatilo
- Wc
- Balkon

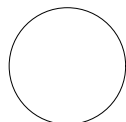
GLET MASA.- Kuhinja
- Kupatilo
- Wc
- Balkon



PODOVI



ZID/PLAFON



PERSPEKTIVNI PRIKAZ

STAN 01 B

01: Dnevni boravak 23,72 m²

02: Hodnik 10,25m²

03: Kupatilo 5,30 m²

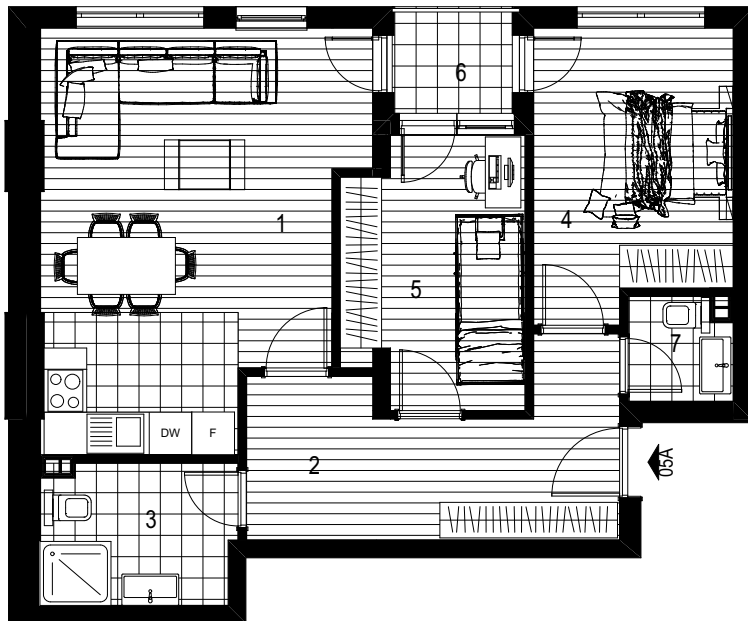
04:Spavaca soba 10,53 m²

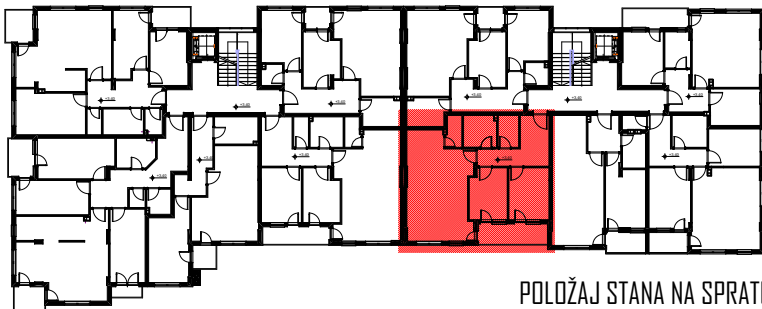
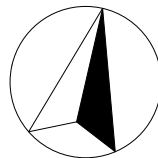
05:Spavaca soba 9,00 m²

06:Terasa 2,58 m²

07:WC 2,38 m²

63,76m²





POLOŽAJ STANA NA SPRATU

MATERIJALIZACIJA STANA

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KERAMIKA:
8,5 mm / 450 mm x 450mm

- Kuhinja
- Kupatilo
- Wc
- Balkon

GLET MASA:- Kuhinja

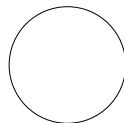
- Kupatilo
- Wc
- Balkon



PODOVI



ZID/PLAFON

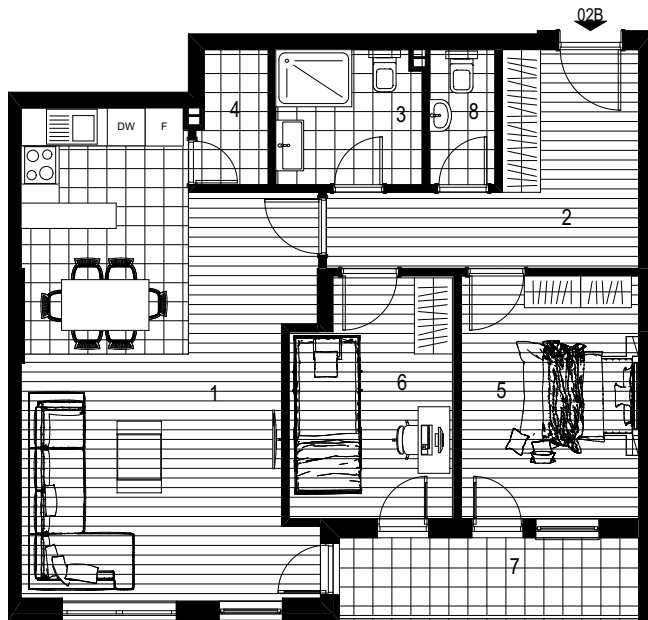


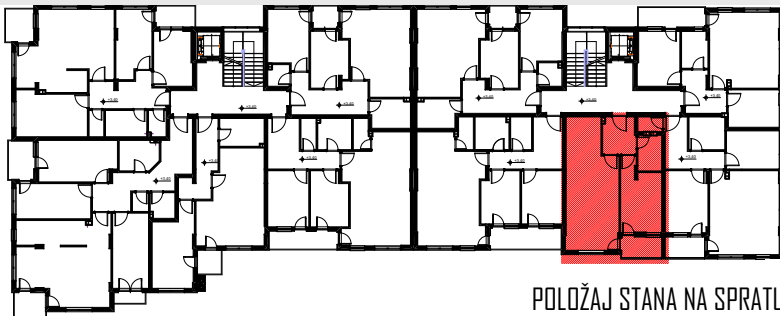
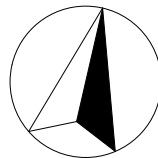
PERSPEKTIVNI PRIKAZ

STAN 02 B

01: Dnevni boravak	31,29 m ²
02: Hodnik	10,41m ²
03: Kupatilo	4,92 m ²
04:Ostava	2,29m ²
05:Spavaca soba	9,86 m ²
06:Spavaca soba	9,00 m ²
07:Terasa	7,02m ²
08:WC	3,09 m ²

77,88m²





POLOŽAJ STANA NA SPRATU

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TARKET: - Dnevni boravak
 12 mm / 1292 mm x 136mm - Hodnik
 - Spavace sobe

KERAMIKA: - Kuhinja
 8,5 mm / 450 mm x 450mm -Kupatilo
 - Wc
 - Balkon

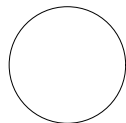
GLET MASA.- Kuhinja
 -Kupatilo
 - Wc
 - Balkon



PODOVI



ZID/PLAFON



PERSPEKTIVNI PRIKAZ

STAN 03 B

01: Dnevni boravak 28,52 m²

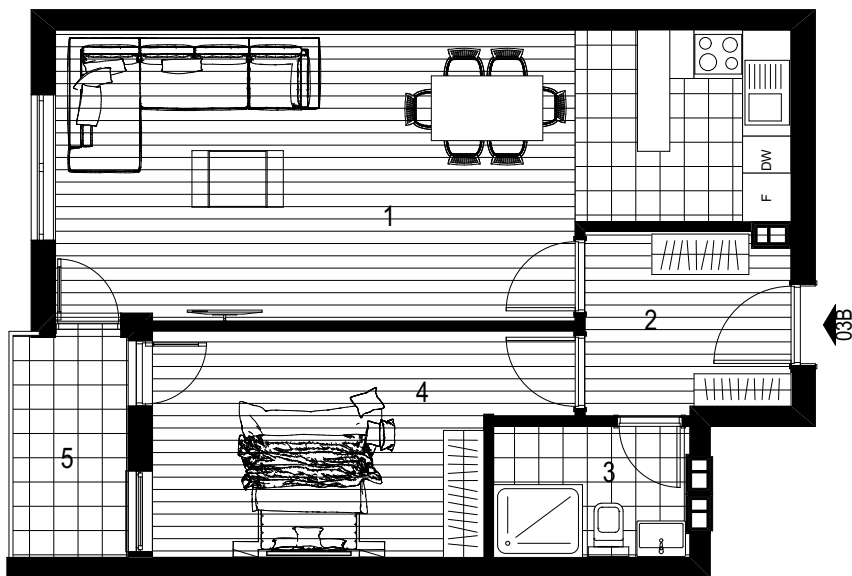
02: Hodnik 5,41 m²

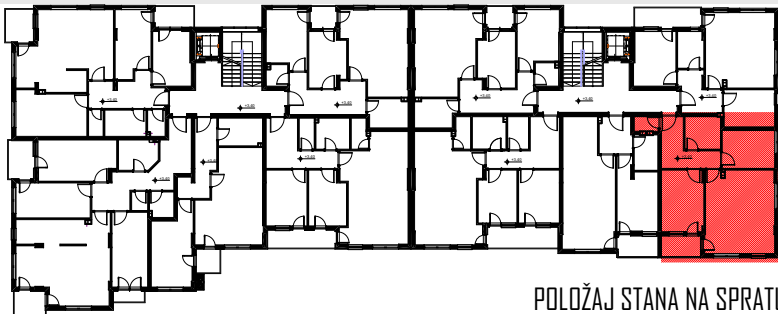
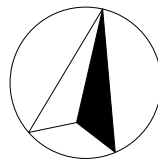
03: Kupatilo 3,77 m²

04: Spavaca soba 12,07 m²

05: Terasa 3,99 m²

53,76 m²





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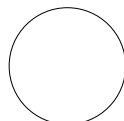
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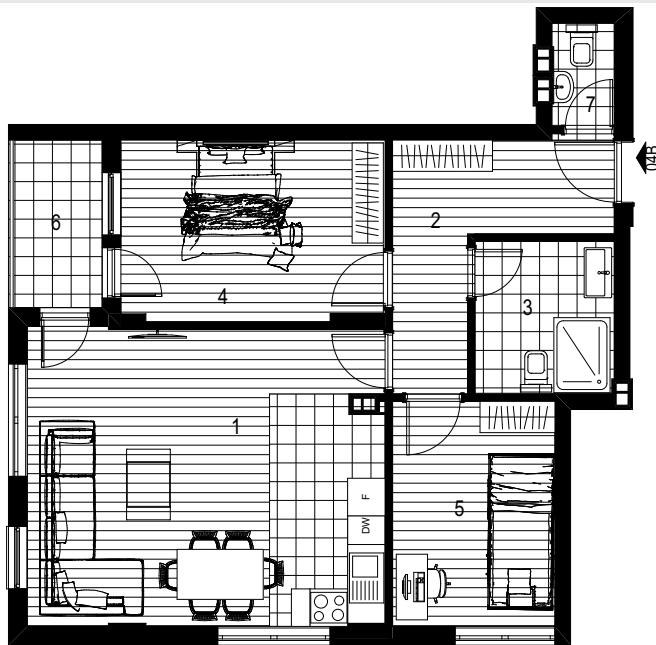


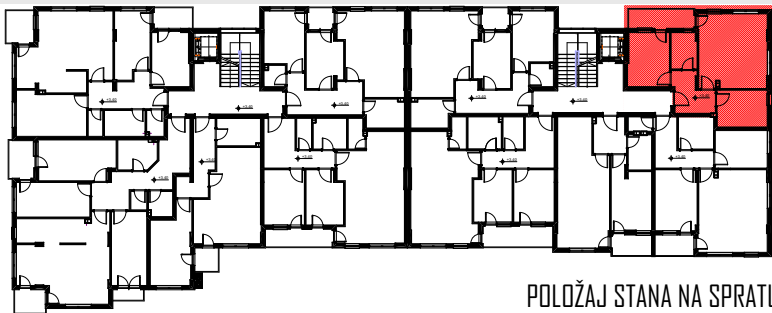
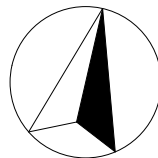
PERSPEKTIVNI PRIKAZ

STAN 04 B

01: Dnevni boravak	26,21m ²
02: Hodnik	8,24m ²
03: Kupatilo	5,27 m ²
04:Spavaca soba	11,78m ²
05:Spavaca soba	9,08 m ²
06:Terasa	3,90 m ²
07:WC	1,57 m ²

66,05m²





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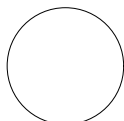
GLET MASA.- Kuhinja
-Kupatilo
- Wc
- Balkon



PODOVI



ZID/PLAFON



PERSPEKTIVNI PRIKAZ

STAN 05 B

01: Dnevni boravak 23,65m²

02: Hodnik 6,51m²

03: Kupatilo 4,32 m²

04: Spavaca soba 10,38m²

05: Spavaca soba 8,60 m²

06: Terasa 6,27 m²

59,73m²



