

## T.C. ZAGRB BÜYÜEKLÇİLİĞİ TİCARET MÜŞAVİRLİĞİNDEN BİLDİRİLMİŞTİR

**16 Mart 2011**

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[http://www.gramat.hr/Business\\_Complex.pdf](http://www.gramat.hr/Business_Complex.pdf) (bina özellikleri ve arazi kroki vb. bilgiler)

Söz konusu şirket 1946 yılından beri Zagreb'te faaliyet göstermekte olup, bu tek merkezde "Bauhaus" tarzında bir satış konseptine uygun ürünler pazarlanmaktadır. Firma toptan ve perakende inşaat malzemeleri ile her türlü ev eşyası (beyaz ve kahverengi eşya dahil) ev tekstili ve aksesuarları ile bahçe ürünlerinin satışını gerçekleştiren orta büyüklükte bir merkezde faaliyet göstermektedir. Zagreb'deki alışveriş ve satış merkezi olarak 86 dönüm üzerine oturan tesisin satış fiyatı için doğrudan temas kurulması istenmekte ve bazı Alman yatırımcıların (Metro Grubu gibi büyük) firmaya bu yıl içinde ziyarette bulunarak tamamı veya bir bölümü için bazı tekliflerde bulunduğu, tesisin Zagreb'in önemli sayılabilecek bir sanayi bölgesinde yer aldığı tespit edilmiş ve tesisin ve arazinin sahibi olan Hırvat vatandaşının tesisin aynı zamanda yöneticiliğini de yaptığı, kendisinin bu araziye bitişik diğer parsellerin de sahibi olduğu ve bunları da tedricen satışa sunabileceği öğrenilmiştir. (Müşavirliğimizce yapılan diğer araştırma neticesinde, şirketin bir bayan çalışanı tarafından para koparmak amacıyla şirket sahibine karşı 1 yıl önce bir dava açıldığı haberine rastlanmıştır.)

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Söz konusu şirketin bilançolarının ve yerinde yapılacak keşfin uygun bulunması halinde, bu aşamada olduğu gibi şirketin bir bütün olarak satın alınmasında fayda görülmekte olup, piyasada iş çevrelerince iyi bilinen bu şirketin isim hakkının da saklı tutulması ve böylelikle Hırvat piyasasına inşaat, yapı, mobilya ve ev tekstili gibi ürünlerimizin girmesi, tanınması ve aracı Hırvat iş çevrelerine bu ürünlerin ulaştırılmasında önemli bir rol oynayacağı düşünülmektedir. Diğer taraftan, tesislerin komple yıkılarak yeni bir üretim tesisi haline dönüştürülmesinin de sanayi bölgesinde yar alması nedeniyle imkan dahilinde olduğu bilgisi edinilmiştir.

**17 Mart 2011**

Gramat firmasının ve arazisinin satışına dair bugün Müşavirliğimize ulaşan ilave malumat aşağıda ve ekte (İş Merkezi hakkında bilgilere yer veren Dosya ile daha önceden gönderilen İngilizce yazı) sunulmaktadır.

---

From: Morana Mazor [uvoz06@gramat.hr]  
Sent: Thursday, March 17, 2011 3:46 PM  
To: Zagrep Ticaret Musavirligi  
Cc: Josip Golubar  
Subject: Business proposal

Dear Sir,

following our phone conversation, I am sending you again our Letter of intent, but also a brochure about Business complex here in our zone, because in that brochure you can clearly see parcels, dimensions, buildings and all other facilities which exists here at the moment.

As I told you before, all options are possible, to use existing facilities (with different purpose) or build something new, or make combination of both..

Regarding prices, if you are interested in buying whole area with all existing buildings, the price would be around 46 million euros (solution 4; 7 and 11 in attached brochure, pg.12); if you are interested only in Gramat's property (without EuroAlfa buildings), then it would be approximately 40 million euro.

The whole area covers 87 500 m<sup>2</sup>; from which 60 000m<sup>2</sup> is completely Gramat's property with valid property documents.

If you look only the parcel in solution 4 (in Business complex brochure, pg.12), that would be 35 million Euro.

Of course, all this prices can be negotiated further, if there is serious interest in buying or becoming co-owner.

For any other question, you can contact me or you can come for a meeting with our General manager (and owner) Mr. Josip Golubar. Accordingly to him, that would be the best at the moment. So that you can see all mentioned facilities by yourself.

Please, note also, that we have Real Estate dpt which sells also apartments, offices, seaside houses all around Croatia. All those real estate can be bought also by some private interested party, not necessary company or business party.

If you think that this is also interested to you, I will send you our offer for real estate.

Feel free to contact me if you have any additional question.

Thank you, kind regards

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Radnička cesta 198  
10 000 Zagreb Croatia (Europe)  
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Dear Sir / Madam,

We would like to offer business cooperation, and hereby we are sending some basic information related.

Along with "Gramat"'s well known slogan "All for house, all for home", and due to the expanding of the assortment, we added another one "All for family, all for housing".

So far our assortment included all for building and equipping, but now we offer also all for housing and interior decoration, along with the garments and consumer goods, which is proved to be good business move in the current market situation.

Our biggest assets lies in the real estate, which is to be expected, considering the fact that Gramat had leading position in building branch during 65 years of it's work and existence.

Our intention is to offer you business cooperation for the following:

- **Long time lease of one part of the company or of all "Gramat" company (which means long time lease of the offices, warehouse and other facilities)**
- **Investment of money assets and entrance in co-ownership or become the owner "Gramat" company**

Basic information can be seen on the following web page:

**[www.gramat.hr](http://www.gramat.hr)**  
**[http://www.gramat.hr/Business\\_Complex.pdf](http://www.gramat.hr/Business_Complex.pdf)**

Contact person:

Morana Mazor tel: 01/2387 122  
mob: 091 1789 111

Vesna Kolarić tel: 01/2387 078  
mob: 091 1789 278  
e-mail: [info1@gramat.hr](mailto:info1@gramat.hr)

If you find our offer interesting, we are at your disposal for further information  
Thank you in advance!

# GRAMAT

Zalogajnica

## POSLOVNI KOMPLEKS BUSINESS COMPLEX

RADNIČKA CESTA br. 184-202  
Zagreb, Croatia



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## STANOVNIŠTVO NASELJENOST I VEĆI GRADOVI U RH

### ZEMLJOPISNI POLOŽAJ

Hrvatska se prostire od najistočnijih rubova Alpa na sjeverozapadu do Panonske nizine i obala Dunava na istoku; središnju regiju pokriva planinski masiv Dinara, a južni dio se protežedo obala Jadranskog mora.

### POVRŠINA

Površina kopnenog dijela iznosi **56.594,00 m<sup>2</sup>**, a površina teritorijalnih voda iznosi **31.067,00 m<sup>2</sup>**. Država je podijeljena na 20 županija i Grad Zagreb.

### STANOVNIŠTVO

**4 437 460** stanovnika.

Sastav stanovništva: većina stanovništva su Hrvati, a nacionalne manjine su Srbi, Slovenci, Mađari, Bošnjaci, Talijani, Česi i ostali.

### GLAVNI GRAD

Zagreb (**779 145** stanovnika) je gospodarsko, prometno, kulturno i akademsko središte države.





## REPUBLIC OF CROATIA POPULATION AND MAYOR CITIES

### GEOGRAPHICAL LOCATION

Croatia extends from easternmost edges of the Alps in the northwest to the Pannonian lowlands and the coast of Dunav in the east; central region covers the Dinara mountain range, and the southern part extends to the coast of Adriatic sea.

### AREA

Area of land is **56.594,00 m<sup>2</sup>**, and the area of territorial waters is **31.067,00 m<sup>2</sup>**. The state is divided into 20 counties and the city of Zagreb.

### POPULATION

**4.437.460 inhabitants**

The composition of the population: The majority of the population are Croats, and ethnic minorities are Serbs, Slovenians, Hungarians, Bosnians, Italians, Czechs and others.

### CAPITAL CITY

Zagreb (**779.145** inhabitants) is economic, traffic, cultural and academic center of the state.



## ZAGREB

Zagreb je stari srednjoeuropski grad koji se stoljećima razvijao kao bogato kulturno i znanstveno te snažno trgovačko i gospodarsko središte. Nalazi se na sjecištu važnih prometnica između jadranske obale i srednje Europe. Zagreb je glavni grad Republike Hrvatske, političko i upravno središte države. Zagreb je i poslovno središte, sveučilišni centar, grad kulture, umjetnosti i zabave. To je milijunski grad, a unatoč brzom razvoju gospodarstva i prometa, sačuvao je osebnost i ljepotu i osjećaj opuštenosti.

Predmetna parcela se nalazi u istočnom dijelu Zagreba, na križanju Radničke ceste i Pokupske ulice. Radnička cesta je jedna od glavnih novouređenih gradskih avenija. Sada se javni gradski prijevoz odvija autobusom, a u skoroj budućnosti se predviđa tramvaj, koji će povezivati centar grada sa zračnom lukom. Budući da se lokacija nalazi na jednoj od glavnih gradskih prometnica, ima odličnu cestovnu povezanost: u smjeru istok - zapad to je Slavenska avenija, a preko Domovinskog mosta omogućen je izlaz na zagrebačku obilaznicu i u zračnu luku.

Treba napomenuti da je s obilaznice vrlo dobra vidljivost na navedenu lokaciju i zbog svega navedenog je vrlo lagan pristup automobilom. Samo srce grada Zagreba, strogi centar, nalazi se u neposrednoj blizini lokacije,

približno 5 minuta vožnje automobilom, isto kao i autobusni i željeznički kolodvor. Zračna luka je od lokacije udaljena 6 km, također oko 5 minuta vožnje.

Poslovni toranj **Gramat-1** je dio većeg trgovačko – poslovnog centra (kompleksa) koji se nalazi na jedinstvenom terenu od približno 86.000,00 m<sup>2</sup>.

Trgovačko – poslovni centar se nalazi u zoni u kojoj je intenzivna izgradnja i formiranje poslovno – trgovačkog bankarskog centra, te su tako tu smještene sljedeće kompanije:

- **banke** (Privredna Banka Zagreb – Intesa Sanpaolo, Raiffeisen bank Austria, Imex banka, Splitska banka – Societe Generale Group, ...)
- **osiguravajuće kuće** (Euroherc, ...)
- **poslovni kompleksi** (Almerija, Chromos, Zagreb Tower, ...)
- **trgovački centri i servisi** (Lidl, McDonalds, Merkur, Konzum, ...)
- **auto kuće i saloni** (Opel, Škoda, BMW, Porsche, Man, ...)
- **ostalo** (Coca-Cola, Omv, Deutsche Telekom, Medika, Siemens, Nokia, Pago, ...)

## ZAGREB

Zagreb is an old Central European city that for centuries has developed a rich cultural scientific, as well as strong commercial and economic center. He is located at the intersection of important routes between the Adriatic coast and Central Europe. Zagreb is capital of the Republic of Croatia, political and administrative center of the country. Zagreb is also a business center, academic, culture, art, and entertainment. It is a city of one million, and despite the rapid development of economy and commerce, has retained its charm and sense of relaxation.

Subject parcel is located in the eastern part of Zagreb, at the intersection of Radnička Av. and Pokupska. Radnička Avenue is one of the main avenues of the city recently renovated. Now the public transport bus takes place, and in the near future is anticipated that the tram will link downtown with the airport. Since the site is located on one of the main city roads, has excellent road connections: the east-west direction to the Slavonska Av., through the Domovinski most is enabled the output to the Zagreb ring road and airport.

It should be noted that from the ring is a very good visibility to the specified location and because of all this is very easy access by car.

The heart of Zagreb, town center, is located in the vicinity of the site, approximately 5 minutes by car, as well as the railway station.

Office Tower **Gramat-1** is part of the larger trade-business center (complex) is located in the unique field of approximately 86.000,00 m<sup>2</sup>.

Trade-business center is located in a zone where construction is very intense and the formation of trade-business-banking center, and so the following companies are located here:

- **bank** ( Privredna Banka Zagreb, Intesa Sanpaolo, Raiffeisen bank Austria, Imex banka, Splitska banka – Societe Generale Group, ...)
- **insurance companies** (Euroherc, ...)
- **business complexes** (Almerija, Chromos, Zagreb Tower, ...)
- **shopping centers and services** (Lidl, McDonalds, Merkur, Konzum, ...)
- **car dealers and salons** (Opel, Škoda, BMW, Porsche, Man, ...)
- **others** (Coca-Cola, Omv, Deutsche Telekom, Medika, Siemens, Nokia, Pago, ...)

PROMETNA ZONA  
MAIN AREA

Prometna zona poslovnog kompleksa Radnička cesta br. 184-202  
Main areas of business complexes Radnička cesta no. 184-202



# Glavne prometnice grada Zagreba

Main roads of the city of Zagreb



GLAVNE PROMETNICE  
MAIN ROADS



# GLAVNE PROMETNICE MAIN ROADS



POSLOVNI KOMPLEKS RADNIČKA CESTA br. 184-202

# PREGLED POSLOVNIH TABLICA

BUSINESS COMPLEX RADNIČKA CESTA no. 184-202

# BUSINESS PLANNING



## Info:

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Svi podaci navedeni u ovoj brošuri podliježu izmjenama.

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# VARIJANTE SOLUTIONS

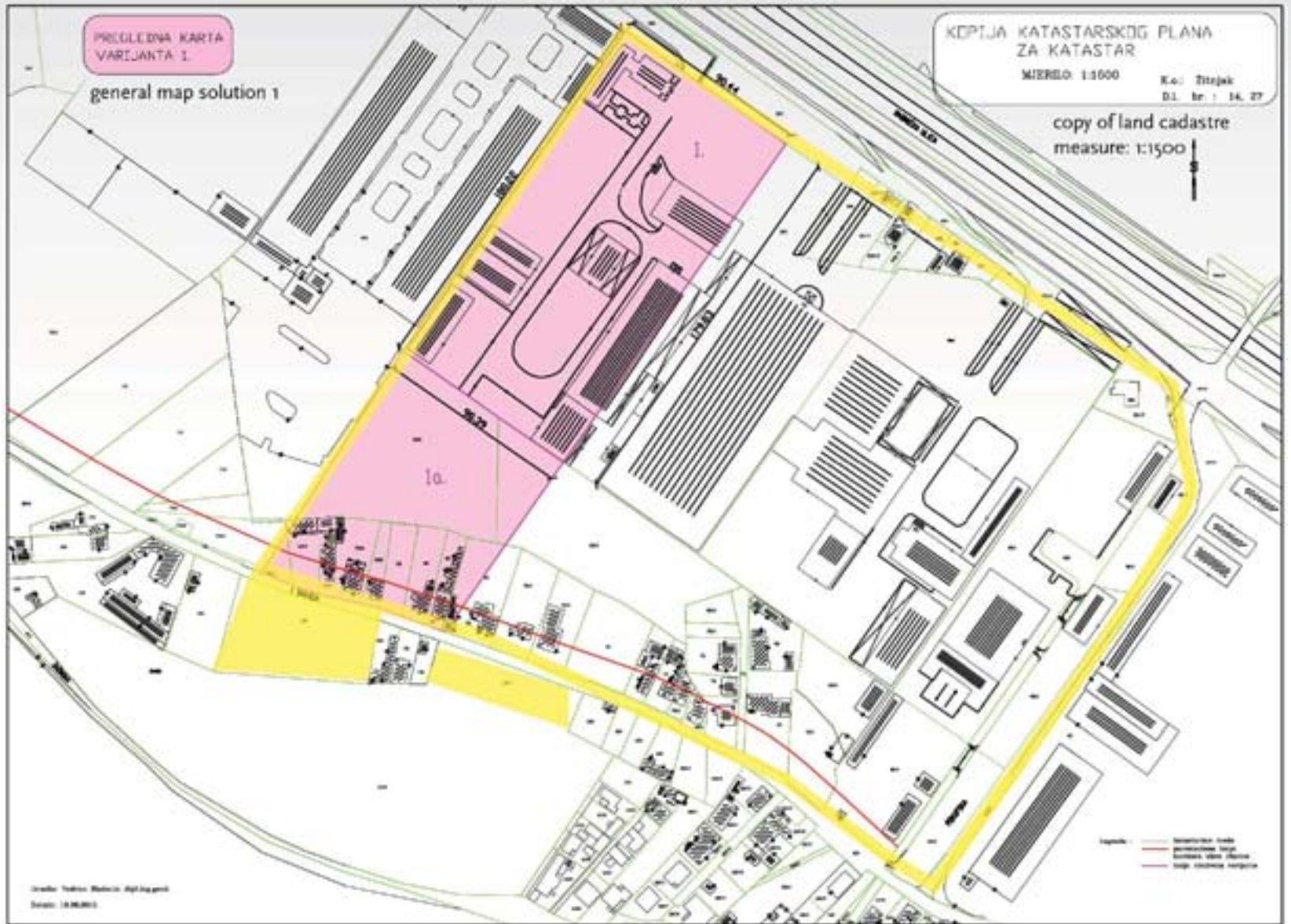
VARIJANTA SOLUTION	Površina Surface	Dimenzije Dimensions	k.č.br. cadastral plot No.	z.k.č.br land registry particle No.	Procijenjena vrijednost nekretnine Assessed value of property	Napomena Note
Varijanta 1 Solution 1	16.280 m <sup>2</sup>	90 x 180 m	d805			
Varijanta 1a Solution 1a	9.619 m <sup>2</sup>	90 x 110 m	d771/2, d777/1, d777/2, 777/3, 778/1, 778/2, 779, 780, 781, 782, d784, d785/2			
Varijanta 1+1a Solution 1+1a	25.899 m <sup>2</sup>	90 x 290 m				
Varijanta 2 Solution 2	12.087 m <sup>2</sup>	67 x 180 m	d805			
Varijanta 2a Solution 2a	7.304 m <sup>2</sup>	67 x 113 m	d771/2, d777/1, d777/2, 777/3, 778/1, 778/2, 779, 780, 781, d785/2			
Varijanta 2+2a Solution 2+2a	19.631 m <sup>2</sup>	67 x 293 m				
Varijanta 3 Solution 3	29.872 m <sup>2</sup>	166 x 180 m	805, d806, d807/1, d808/1, d808/2, d808/3			
Varijanta 3a Solution 3a	16.086 m <sup>2</sup>	166 x 95 m	d771/2, d777/1, d777/2, 777/3, 778/1, 778/2, 779, 780, 781, 782, 784, d785/2, 786/1, 786/2, d787			
Varijanta 3+3a Solution 3+3a	45.650 m <sup>2</sup>	166 x 275 m				
Varijanta 4 Solution 4	40.572 m <sup>2</sup>	224 x 180 m	804, 805, d806, d807/1, d808/1, d808/2, d808/3, d809, d811, d812			
Varijanta 4a Solution 4a	20.233 m <sup>2</sup>	225 x 87 m	d771/2, d777/1, d777/2, 777/3, 778/1, 778/2, 779, 780, 781,782, 784, 785/1, d785/2, 785/3, 786/1, 786/2, d787, 789, 790, 791, 792, 793/1, 793/2, 794/1, d795, d796, d797, d798			
Varijanta 4+4a Solution 4+4a	60.795 m <sup>2</sup>	219 x 277 m				
Varijanta 5 Solution 5	24.297 m <sup>2</sup>	134 x 180 m	804, 805, d806, d807/1, d808/1, d808/2, d808/3, d809, d811, d812			
Varijanta 5a Solution 5a	10.616 m <sup>2</sup>	135 x 75 m	d783, 784, 785/1, d785/2, 785/3, d786/1, 787, 789, 790, 791, 792, 793/1, 793/2, 794/1, d79, d796, d797, d798			
Varijanta 5+5a Solution 5+5a	34.913 m <sup>2</sup>	135 x 255 m				



# VARIJANTE SOLUTIONS

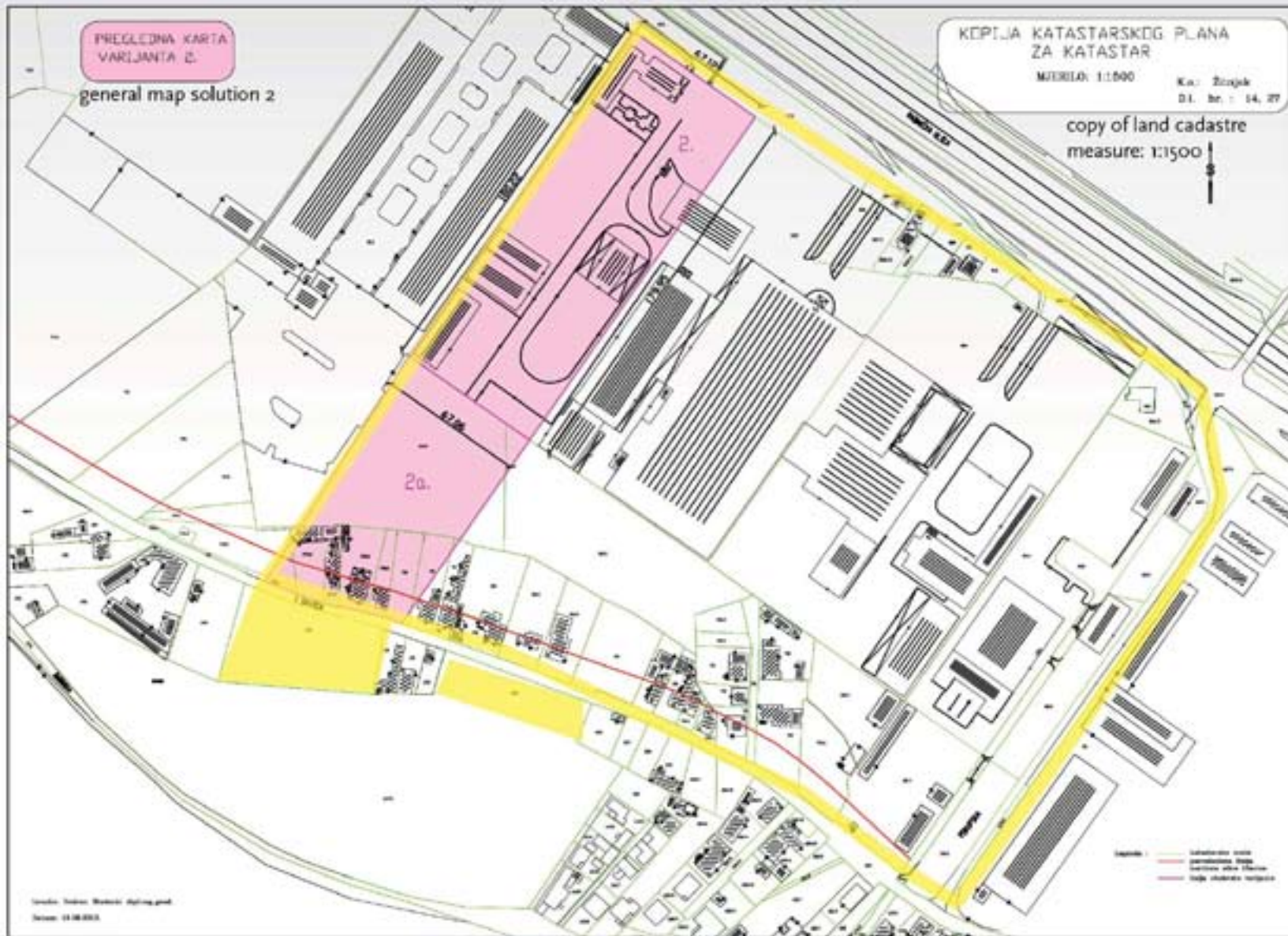
Varijanta 6 Solution 6	28.492 m <sup>2</sup>	157 x 180 m	804, 805, d806, d807/1, d808/1, d808/2, d808/3, d809, d811, d812			
Varijanta 6a Solution 6a	12.929 m <sup>2</sup>	159 x 81 m	d779, d780, d781, 782, 783, 784, 785/1, d785/2, 785/3, d786/1, 787, 789, 790, 791, 792, 793/1, 793/2, 794/1, d795, d796, d797, d798			
Varijanta 6+6a Solution 6+6a	41.421 m <sup>2</sup>	158 x 261 m				
Varijanta 7 Solution 7	9.040 m <sup>2</sup>	52 x 180 m	d804			
Varijanta 7a Solution 7a	3.136 m <sup>2</sup>	50 x 61 m	d795, d796, d797, d798, d799/1, 799/4, d801/4			
Varijanta 7+7a Solution 7+7a	12.176 m <sup>2</sup>	50 x 241 m				
Varijanta 8 Solution 8	16.788 m <sup>2</sup>	94 x 180 m	d801/1, d801/2, d802, 804, d4274, d4365			zajedno sa lirom together with the Lira
Varijanta 8a Solution 8a	5.912 m <sup>2</sup>	93 x 64 m	d795, d796, d797, d798, 799/1, 799/4, 801/4			
Varijanta 8+8a Solution 8+8a	22.700 m <sup>2</sup>	93 x 244 m				
Varijanta 9 Solution 9	7.568 m <sup>2</sup>	83 x 91 m	d801/1, d801/2, d802, d804, d4274, d4365			poslovni toranj na uglu Radničke i Pokupske zajedno sa lirom business tower at the corner of Radnička and Pokupska street with the Lira
Varijanta 10 Solution 10	2.586 m <sup>2</sup>	68 x 37 m	1703			
Varijanta 10a Solution 10a	1.324 m <sup>2</sup>	67 x 19 m	d1699			
Varijanta 10+10a Solution 10+10a	3.910 m <sup>2</sup>	67 x 58 m				
Varijanta 11 Solution 11	7.749 m <sup>2</sup>	43 x 180 m	d801/1, d801/2, d802, d804, d4274, d4365			zajedno sa lirom together with the Lira
Varijanta 11a Solution 11a	2.776 m <sup>2</sup>	43 x 64 m	d799/1, d801/4			
Varijanta 11+11a Solution 11+11a	10.442 m <sup>2</sup>	43 x 244 m				
Varijanta 12 Solution 12	87.405 m <sup>2</sup>	312 x 280 m				cijeli kompleks entire complex

# VARIJANTA 1 SOLUTION 1



VARIJANTA 1 / SOLUTION 1 (90 x 180 m = 16.280 m<sup>2</sup>)  
VARIJANTA 1a / SOLUTION 1a (90 x 110 m = 9.619 m<sup>2</sup>)  
VARIJANTA 1 + 1a / SOLUTION 1 + 1a (90 x 90 m = 25.899 m<sup>2</sup>)



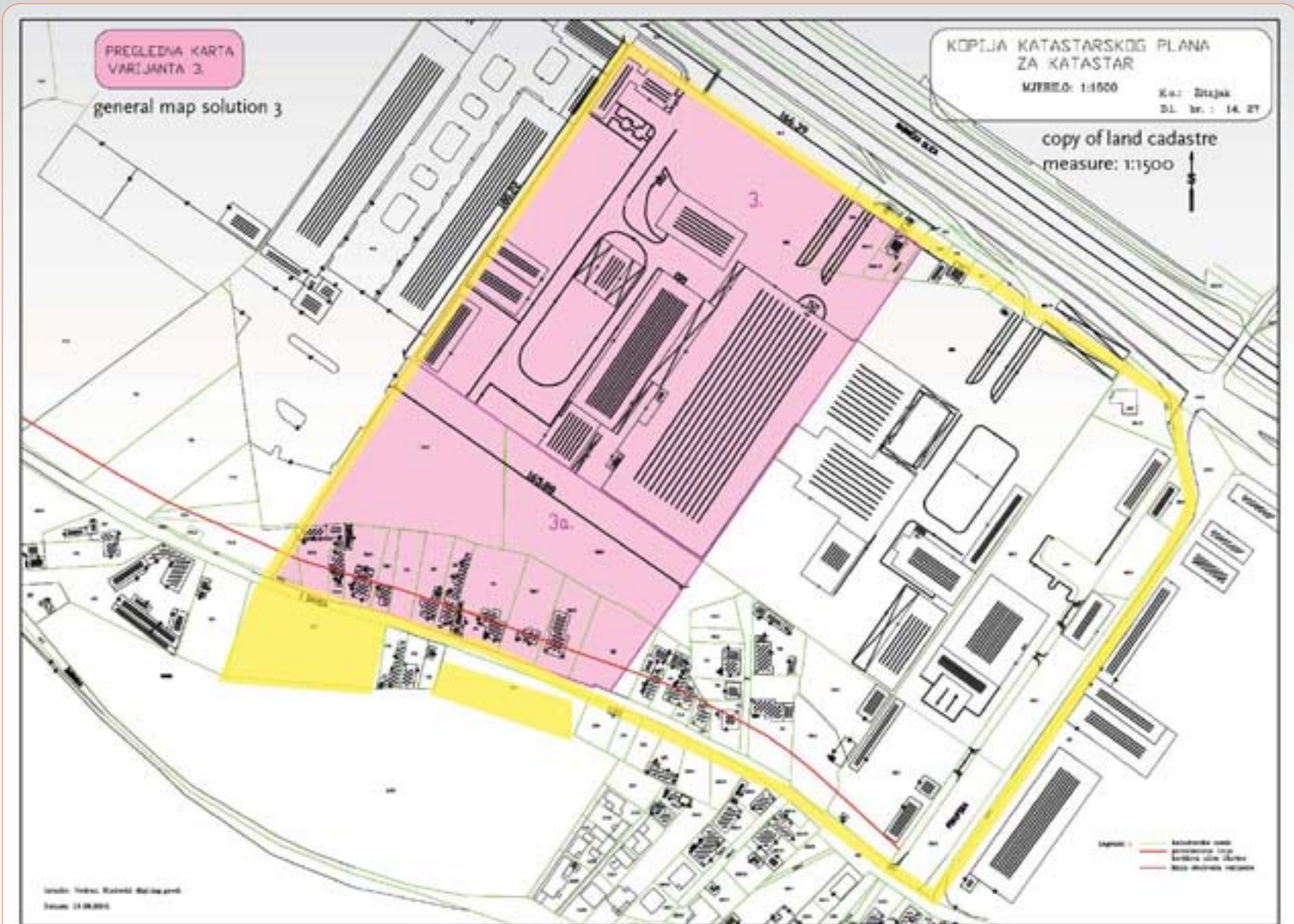


# VARIJANTA 2 SOLUTION 2

VARIJANTA 2 / SOLUTION 2 (67 x 180 m = 12.087 m<sup>2</sup>)  
 VARIJANTA 2a / SOLUTION 2a (67 x 113 m = 7.304 m<sup>2</sup>)  
 VARIJANTA 2 + 2a / SOLUTION 2 + 2a (67 x 293 m = 19.631 m<sup>2</sup>)

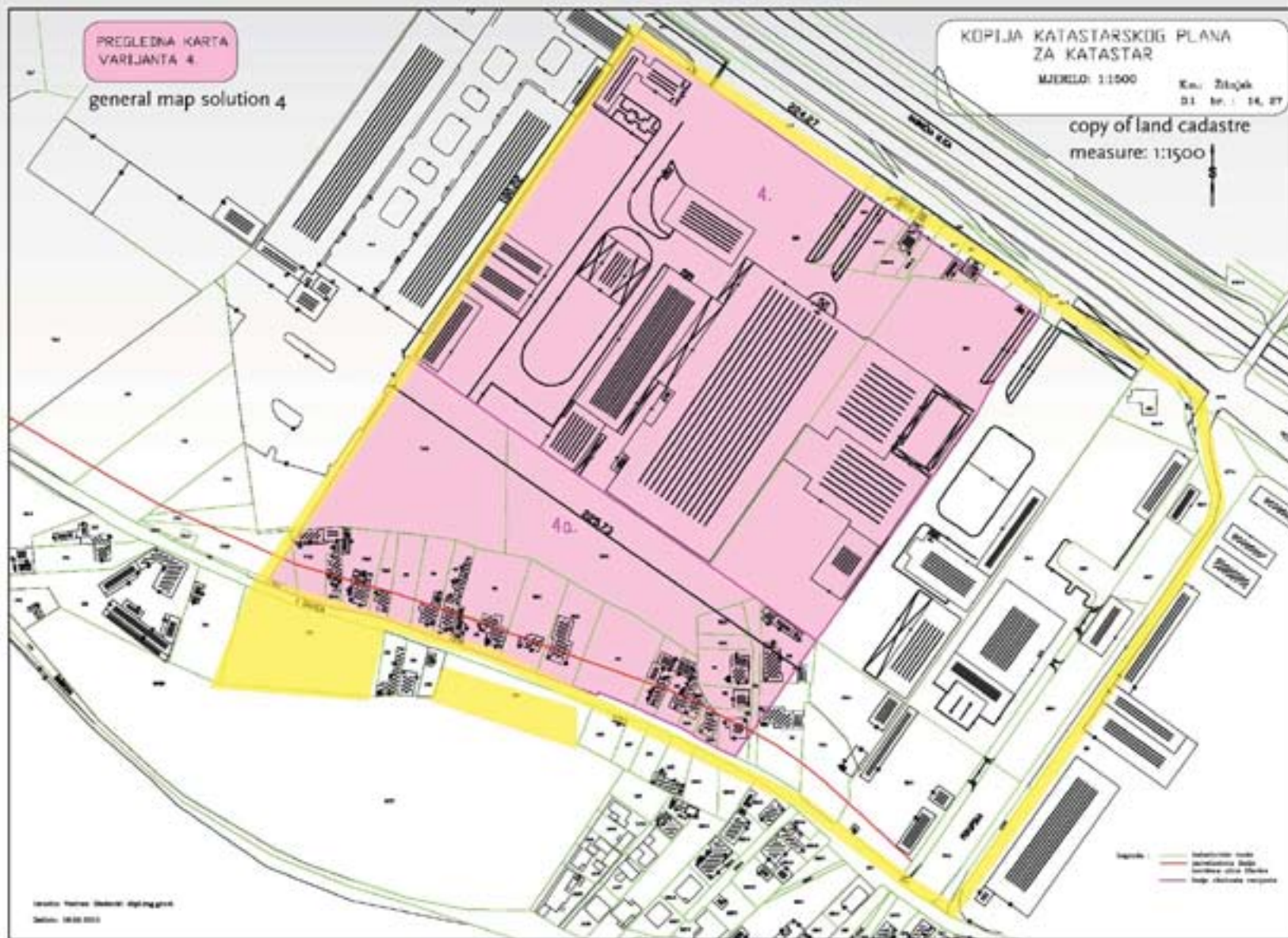


# VARIJANTA 3 SOLUTION 3



VARIJANTA 3 / SOLUTION 3 (166 x 180 m = 29.872 m<sup>2</sup>)  
VARIJANTA 3a / SOLUTION 3a (166 x 95 m = 16.086 m<sup>2</sup>)  
VARIJANTA 3 + 3a / SOLUTION 3 + 3a (166 x 275 m = 45.650 m<sup>2</sup>)



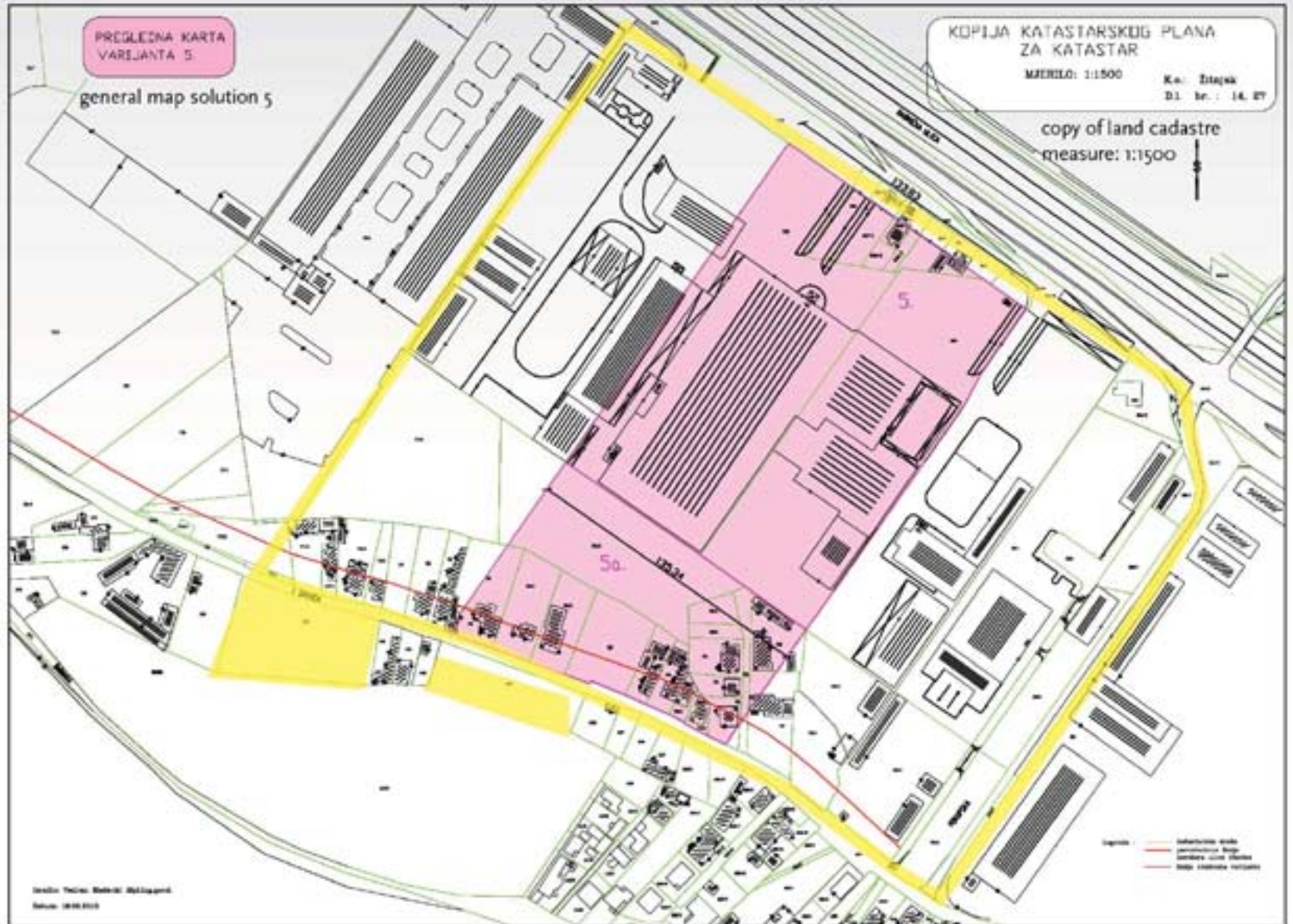


# VARIJANTA 4 SOLUTION 4

VARIJANTA 4 / SOLUTION 4 (166 x 180 m = 29.872 m<sup>2</sup>)  
 VARIJANTA 4a / SOLUTION 4a (166 x 95 m = 16.086 m<sup>2</sup>)  
 VARIJANTA 4 + 4a / SOLUTION 4 + 4a (166 x 275 m = 45.650 m<sup>2</sup>)

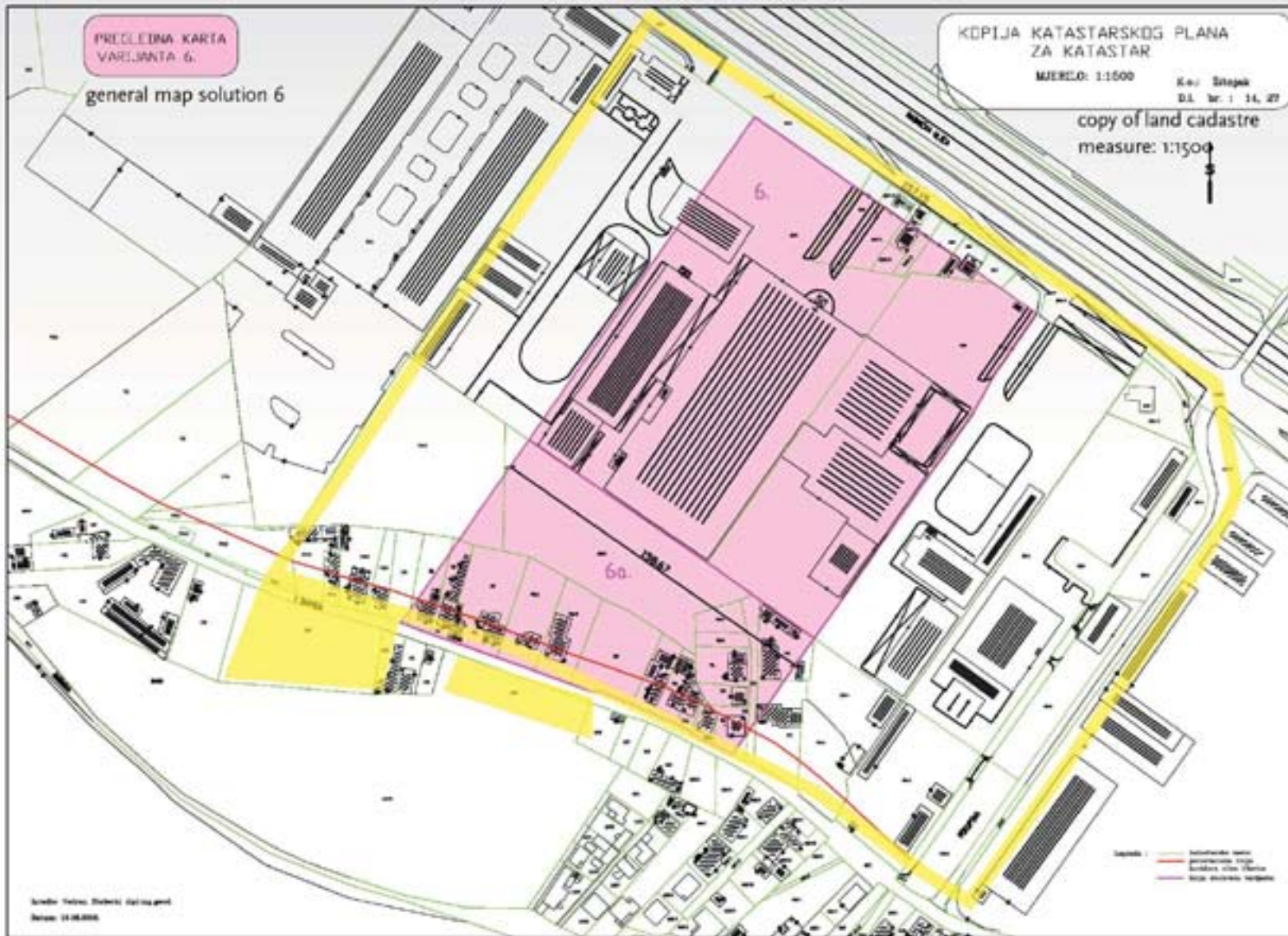


# VARIJANTA 5 SOLUTION 5



VARIJANTA 5 / SOLUTION 5 (134 x 180 m = 24.297 m<sup>2</sup>)  
VARIJANTA 5a / SOLUTION 5a (135 x 75 m = 10.616 m<sup>2</sup>)  
VARIJANTA 5 + 5a / SOLUTION 5 + 5a (135 x 255 m = 34.913 m<sup>2</sup>)





VARIJANTA 6 / SOLUTION 6 (157 x 180 m = 28.492 m<sup>2</sup>)

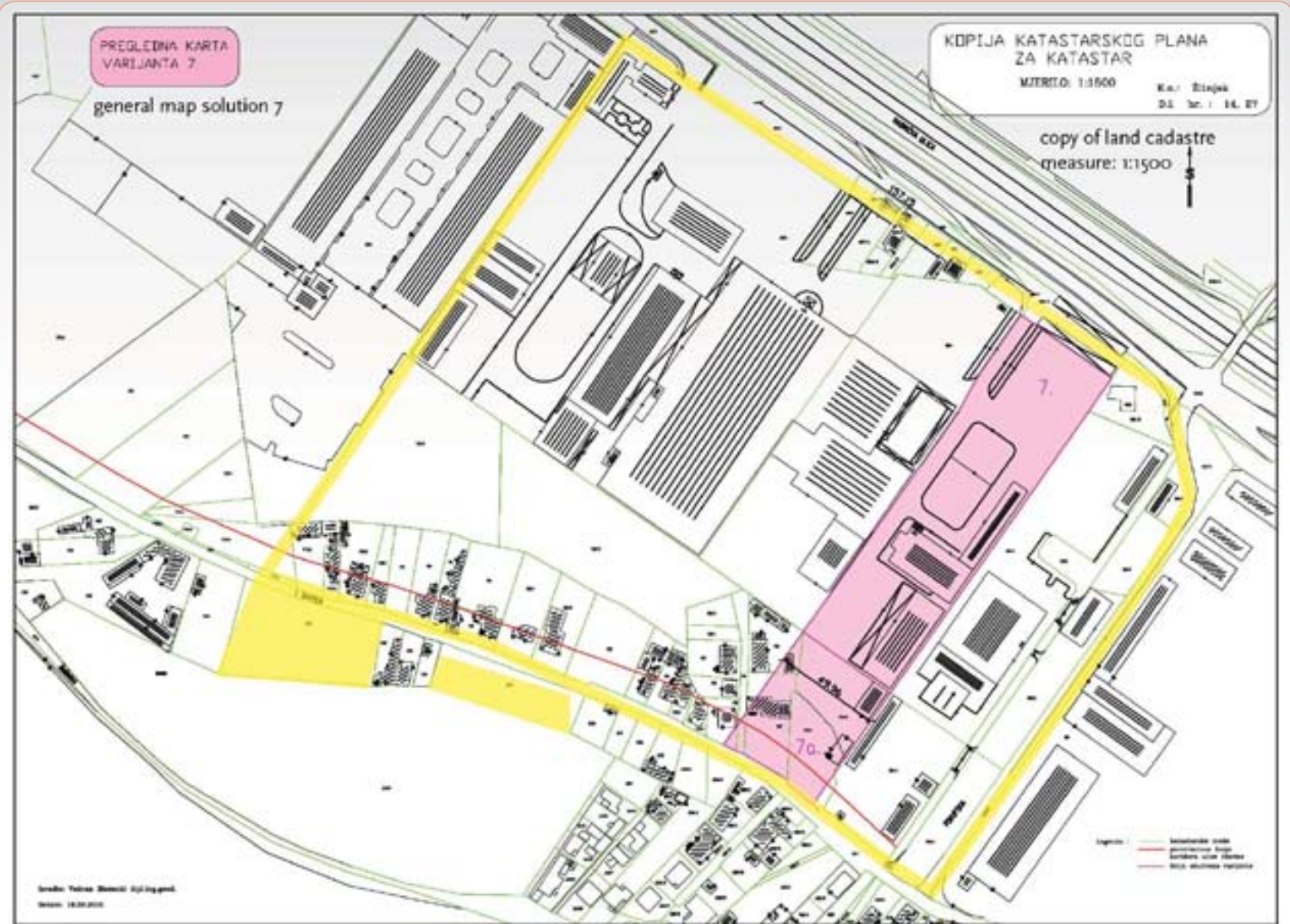
VARIJANTA 6a / SOLUTION 6a (159 x 81 m = 12.929 m<sup>2</sup>)

VARIJANTA 6 + 6a / SOLUTION 6 + 6a (158 x 261 m = 41.421 m<sup>2</sup>)

# VARIJANTA 6 SOLUTION 6

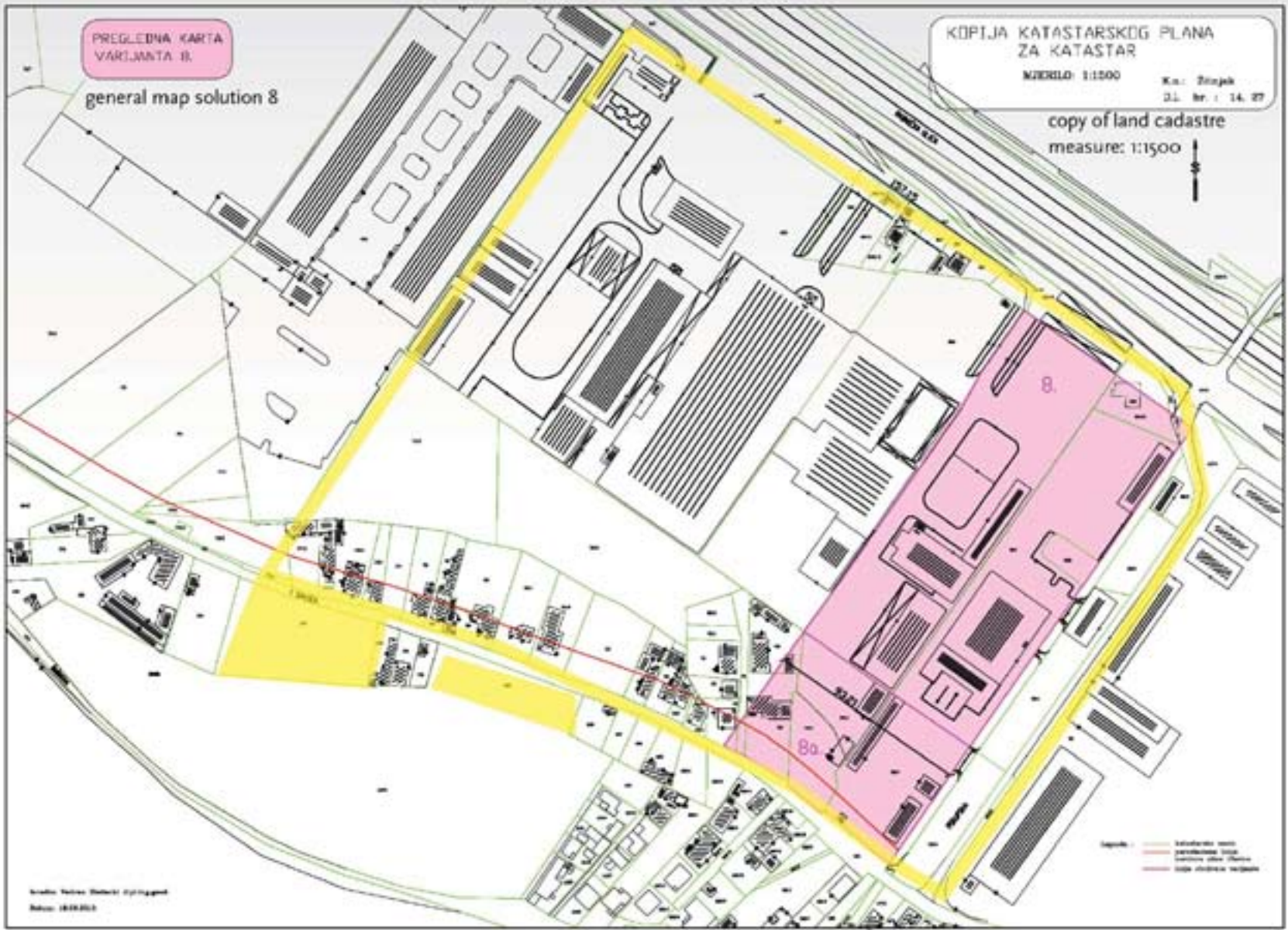


# VARIJANTA 7 SOLUTION 7



VARIJANTA 7 / SOLUTION 7 (57 x 180 m = 9.040 m<sup>2</sup>)  
VARIJANTA 7a / SOLUTION 7a (50 x 61 m = 3.136 m<sup>2</sup>)  
VARIJANTA 7 + 7a / SOLUTION 7 + 7a (50 x 241 m = 12.176 m<sup>2</sup>)



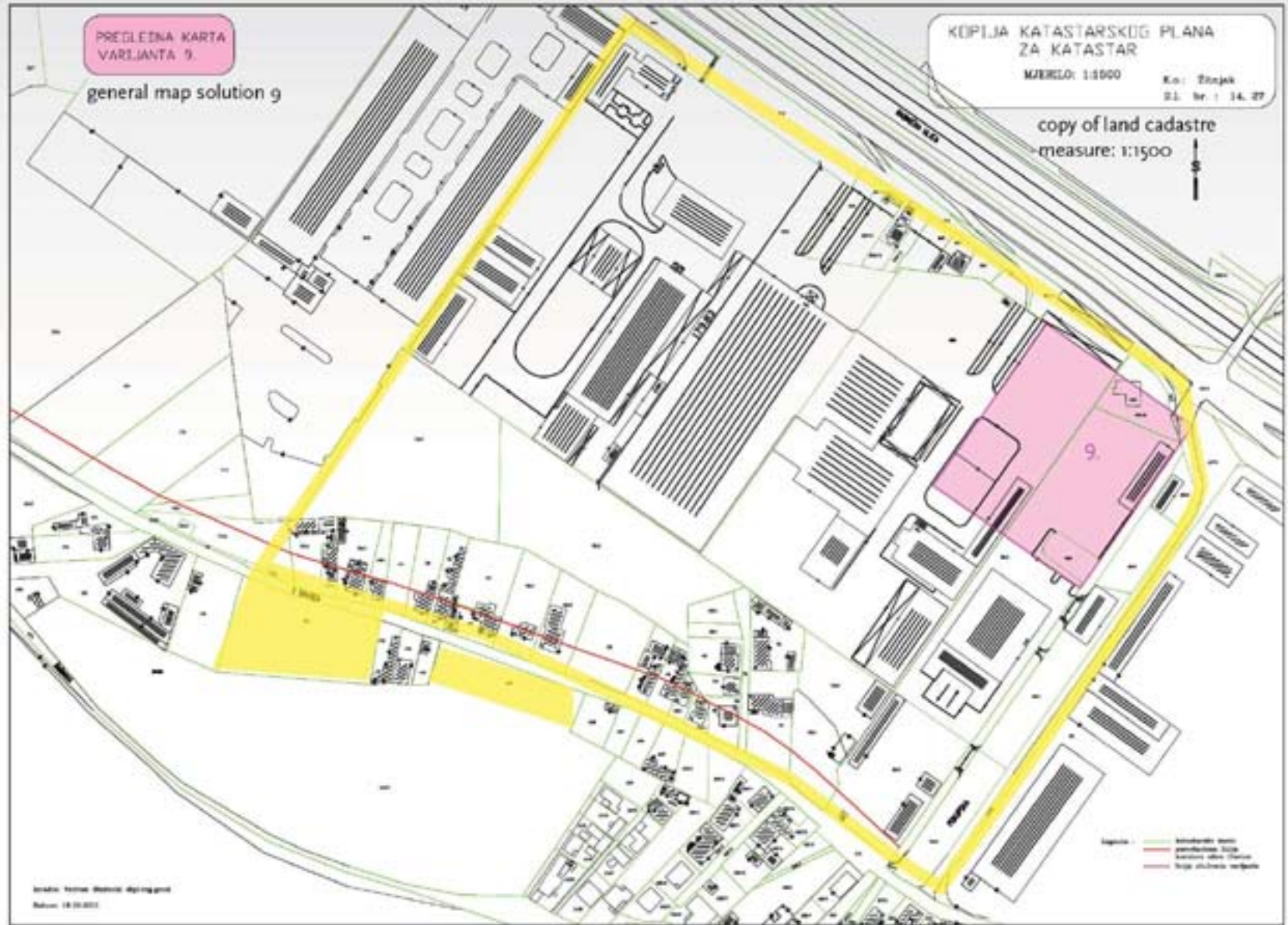


# VARIJANTA 8 SOLUTION 8

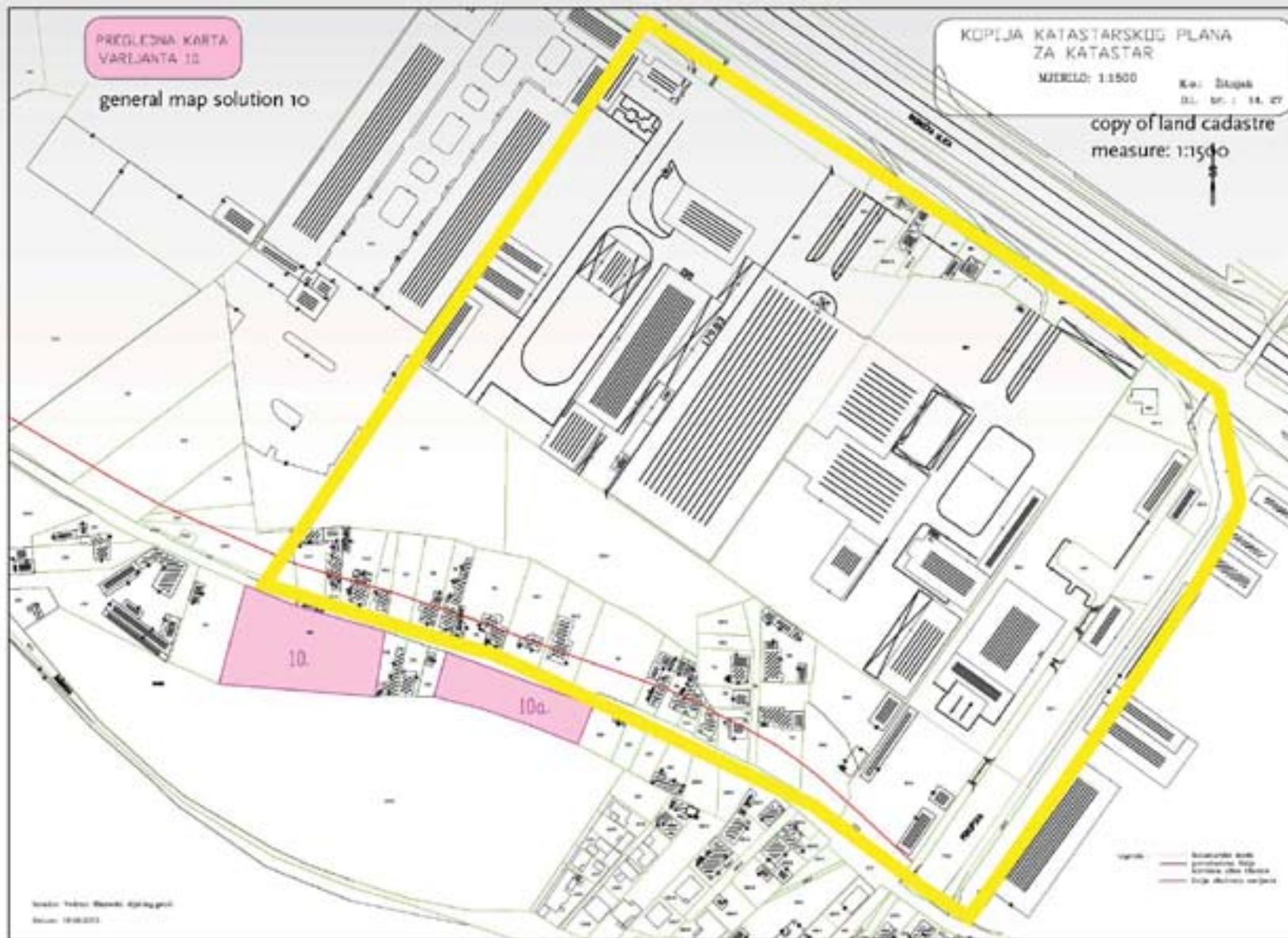
VARIJANTA 8 / SOLUTION 8 (94 x 180 m = 16.788 m<sup>2</sup>)  
 VARIJANTA 8a / SOLUTION 8a (93 x 64 m = 5.912 m<sup>2</sup>)  
 VARIJANTA 8 + 8a / SOLUTION 8 + 8a (93 x 244 m = 22.700 m<sup>2</sup>)



# VARIJANTA 9 SOLUTION 9



VARIJANTA 9 / SOLUTION 9 (83 x 91 m = 7568 m<sup>2</sup>)

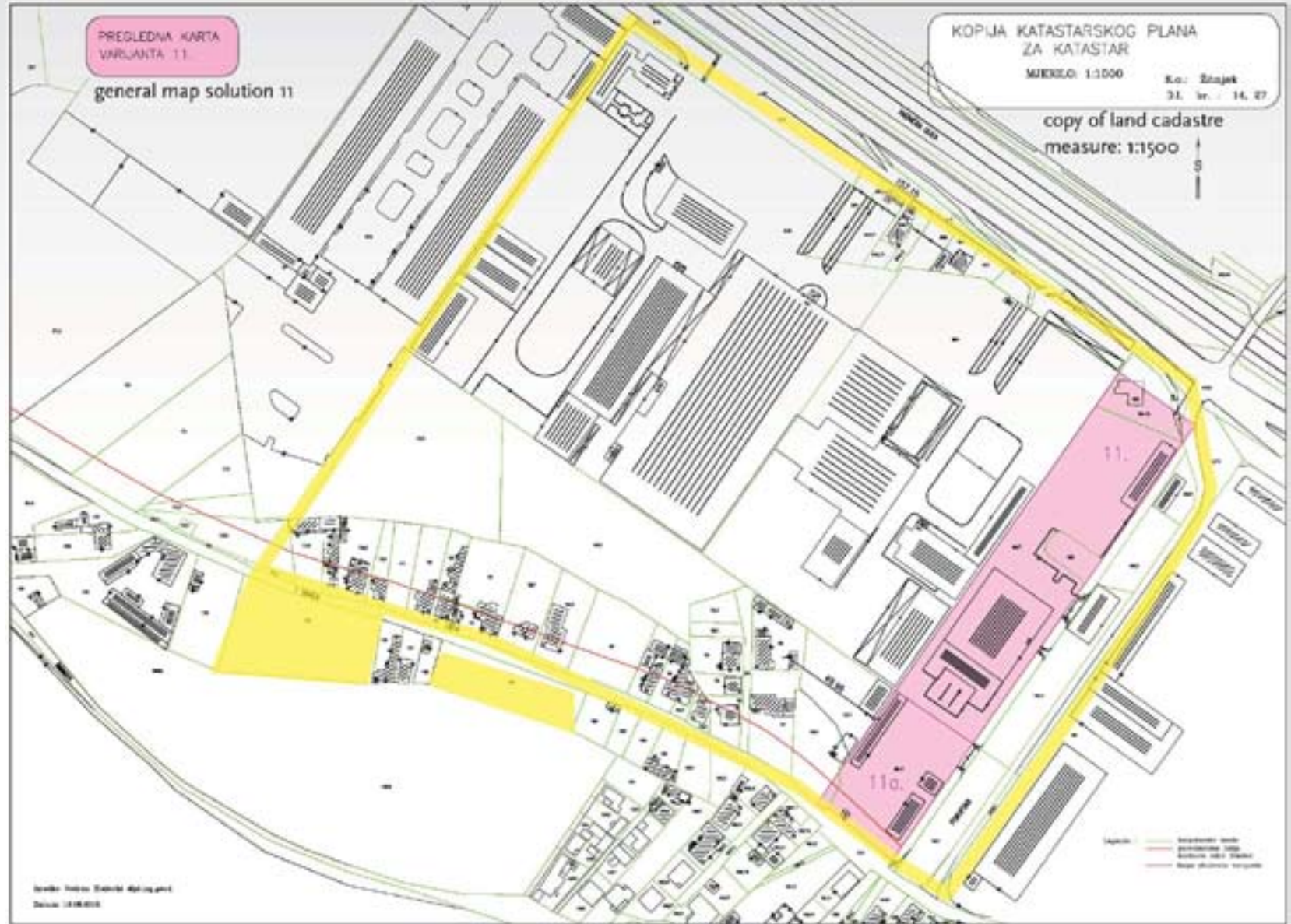


# VARIJANTA 10 SOLUTION 10

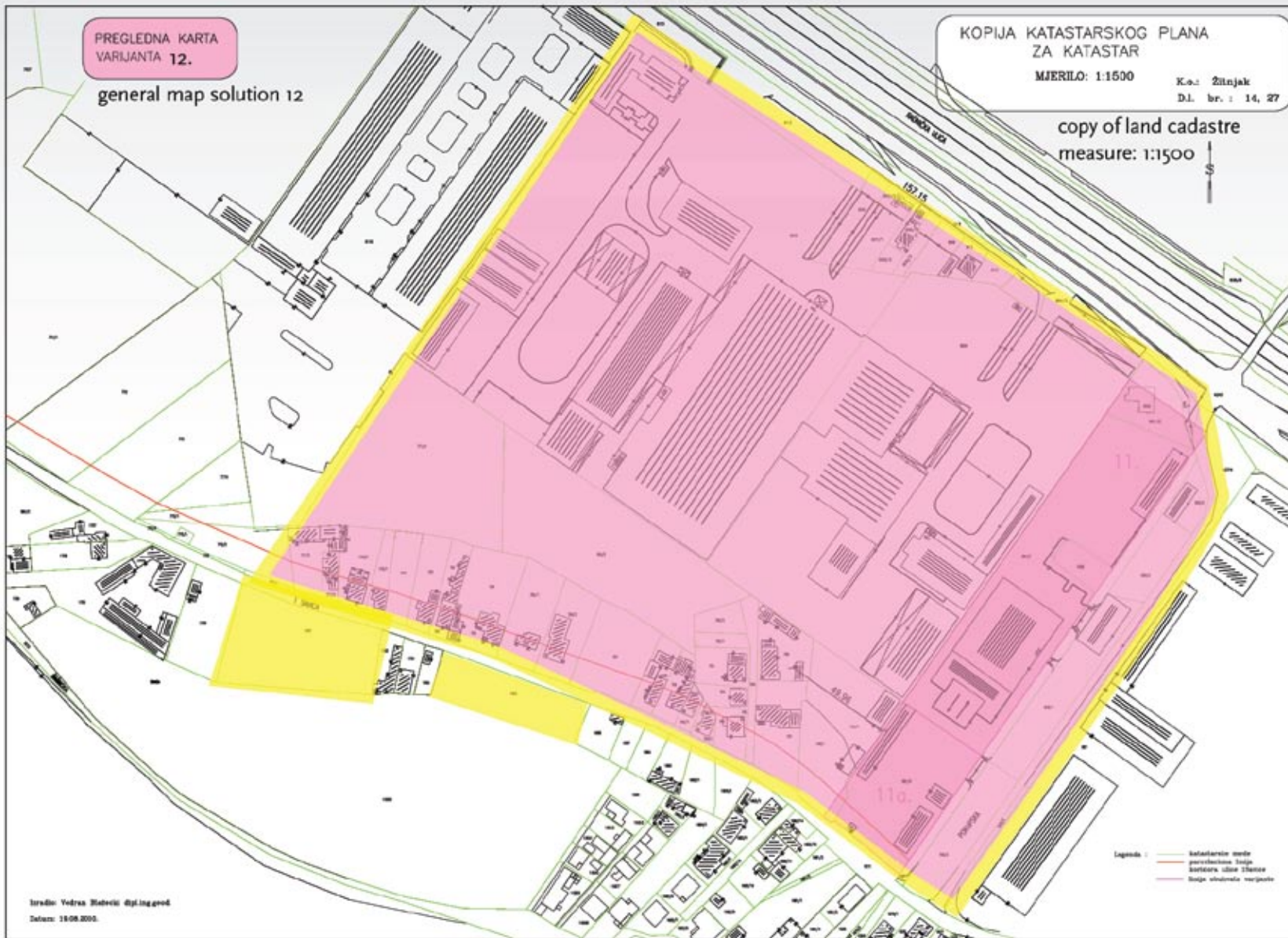
VARIJANTA 10 / SOLUTION 10 (68 x 37 m = 2.586 m<sup>2</sup>)  
 VARIJANTA 10a / SOLUTION 10a (67 x 19 m = 1.324 m<sup>2</sup>)  
 VARIJANTA 10 + 10a / SOLUTION 10 + 10a (67 x 58 m = 3.910 m<sup>2</sup>)



# VARIJANTA 11 SOLUTION 11



VARIJANTA 11 / SOLUTION 11 (43 x 180 m = 7.749 m<sup>2</sup>)  
VARIJANTA 11a / SOLUTION 11a (43 x 64 m = 2.776 m<sup>2</sup>)  
VARIJANTA 11 + 11a / SOLUTION 11 + 11a (43 x 244 m = 10.442 m<sup>2</sup>)



# VARIJANTA 12 SOLUTION 12

VARIJANTA 12 / SOLUTION 12 (312 x 280 m = 87.405 m<sup>2</sup>)



## PREGLED PLANIRANIH MOGUĆIH POVRŠINA BRP-a

### OVERVIEW OF POTENTIAL FEASIBLE SURFACES OF BRP

**NAPOMENA:** Iskazane su 3 mogućnosti izgrađenosti parcele (TIP a, b, c). Tip a daje podatke sa koeficijentom iskoristivosti nadzemo prema GUP-u, tip b daje podatke sa koeficijentom iskoristivosti nadzemo i potrebno je izraditi detaljni plan uređenja i tip c daje podatke sa koeficijentom iskoristivosti nadzemo, potrebno je dobiti oznaku gradskog projekta koji omogućava dobivanje novih urbanih pravila.

**NOTE:** This is an outline of 3 possible plot formations (TYPE a, b, c). Type a provides data with above ground usability coefficient according to GUP (General Urban Planning), type b provides data with above ground usability coefficient. This type requires the making of a detailed land use plan and type c which provides data with above ground usability coefficient. This type needs to get designated as the urban project which will enable it to get new urban regulations.

PARCELA PLOT	TIP TYPE	POVRŠINA PARCELE PLOT SURFACE	DIMENZIJE PARCELE PLOT SIZE	KOEFICJE. IZGRA. E. NADZEM. ABOVE GROUND USABILITY COEFFICIENT	POVRŠINA IZGRA. E. PARCELE 50% PLOT SURFACE USABILITY 50%	BRP NADZEMNOG DIJELA OBJEKTA BRP OF ABOVE GROUND OBJECT	BROJ PARKI MJESTA NO. OF PARKING LOTS	PARKIR. NA PARCEL. (orjen.) PARKING LOTS ON PLOTS (orien.)	BROJ PODZEM. ETAŽA (orjentaciono) NO. OF UNDERGROUND LEVELS	BRP PODZE. DIJELA OBJEKTA 0,25% (orjentaciono) BRP OF UNDERGROUND PART OF THE OBJECT 0,25% (orientational)	UKUPNO BRP (orjentaciono) TOTAL BRP (orientational)
		m <sup>2</sup>	m		m <sup>2</sup>	m <sup>2</sup>	kom/pcs	kom/pcs	kom/pcs	m <sup>2</sup>	m <sup>2</sup>
Varijanta 1 Solution 1	a	16.280,00	90 x 180	2	8.140,00	32.560,00	651	130	2	3.256,00	35.816,00
	b	16.280,00	90 x 180	3,5	8.140,00	56.980,00	1140	130	3	6.308,50	63.288,50
	c	16.280,00	90 x 180	4,5	8.140,00	73.260,00	1465	130	4	8.343,50	81.603,50
Varijanta 1a Solution 1a	a	9.619,00	90 x 110	2	4.809,50	19.238,00	385	77	2	1.923,80	21.161,80
	b	9.619,00	90 x 110	3,5	4.809,50	33.666,50	673	77	3	3.727,36	37.393,86
	c	9.619,00	90 x 110	4,5	4.809,50	43.285,50	866	77	4	4.929,74	48.215,24
Varijanta 1+1a Solution 1+1a	a	25.899,00	90 x 290	2	12.949,50	51.798,00	1036	207	2	5.179,80	56.977,80
	b	25.899,00	90 x 290	3,5	12.949,50	90.646,50	1813	207	3	10.035,86	100.682,36
	c	25.899,00	90 x 290	4,5	12.949,50	116.545,50	2331	207	4	13.273,24	129.818,74



PARCELA PLOT	TIP TYPE	POVRŠINA PARCELE PLOT SURFACE	DIMENZIJE PARCELE PLOT SIZE	KOEFICJE. IZGRA. E. NADZEM. ABOVE GROUND USABILITY COEFFICIENT	POVRŠINA IZGRA. E. PARCELE 50% PLOT SURFACE USABILITY 50%	BRP NADZEMNOG DIJELA OBJEKTA BRP OF ABOVE GROUND OBJECT	BROJ PARKI MJESTA NO. OF PARKING LOTS	PARKIR. NA PARCEL. (orjen.) PARKING LOTS ON PLOTS (orien.)	BROJ PODZEM. ETAŽA (orjentaciono) NO. OF UNDERGROUND LEVELS	BRP PODZE. DIJELA OBJEKTA 0,25% (orjentaciono) BRP OF UNDERGROUND PART OF THE OBJECT 0,25% (orientational)	UKUPNO BRP (orjentaciono) TOTAL BRP (orientational)
		m <sup>2</sup>	m		m <sup>2</sup>	m <sup>2</sup>	kom/pcs	kom/pcs	kom/pcs	m <sup>2</sup>	m <sup>2</sup>
Varijanta 2 Solution 2	a	12.087,00	67 x 180	2	6.043,50	24.174,00	483	97	2	2.417,40	26.591,40
	b	12.087,00	67 x 180	3,5	6.043,50	42.304,50	846	97	3	4.683,71	46.988,21
	c	12.087,00	67 x 180	4,5	6.043,50	54.391,50	1088	97	4	6.194,59	60.586,09
Varijanta 2a Solution 2a	a	7.304,00	67 x 113	2	3.652,00	14.608,00	292	58	2	1.460,80	16.068,80
	b	7.304,00	67 x 113	3,5	3.652,00	25.564,00	511	58	3	2.830,30	28.394,30
	c	7.304,00	67 x 113	4,5	3.652,00	32.868,00	657	58	4	3.743,30	36.611,30
Varijanta 2+2a Solution 2+2a	a	19.631,00	67 x 293	2	9.815,50	39.262,00	785	157	2	3.926,20	43.188,20
	b	19.631,00	67 x 293	3,5	9.815,50	68.708,50	1374	157	3	7.607,01	76.315,51
	c	19.631,00	67 x 293	4,5	9.815,50	88.339,50	1767	157	4	10.060,89	98.400,39
Varijanta 3 Solution 3	a	29.872,00	166 x 180	2	14.936,00	59.744,00	1195	239	2	5.974,40	65.718,40
	b	29.872,00	166 x 180	3,5	14.936,00	104.552,00	2091	239	3	11.575,40	116.127,40
	c	29.872,00	166 x 180	4,5	14.936,00	134.424,00	2688	239	4	15.309,40	149.733,40

PARCELA PLOT	TIP TYPE	POVRŠINA PARCELE	DIMENZIJE PARCELE	KOEFICJE. IZGRA. E. NADZEM.	POVRŠINA IZGRA. E. PARCELE 50%	BRP NADZEMNOG DIJELA OBJEKTA	BROJ PARKI MJESTA	PARKIR. NA PARCEL. (orjen.)	BROJ PODZEM. ETAŽA (orjentaciono)	BRP PODZE. DIJELA OBJEKTA 0,25% (orjentaciono)	UKUPNO BRP (orjentaciono)
		PLOT SURFACE	PLOT SIZE	ABOVE GROUND USABILITY COEFFICIENT	PLOT SURFACE USABILITY 50%	BRP OF ABOVE GROUND OBJECT	NO. OF PARKING LOTS	PARKING LOTS ON PLOTS (orien.)	NO. OF UNDERGROUND LEVELS	BRP OF UNDERGROUND PART OF THE OBJECT 0,25% (orientational)	TOTAL BRP (orientational)
		m <sup>2</sup>	m		m <sup>2</sup>	m <sup>2</sup>	kom/pcs	kom/pcs	kom/pcs	m <sup>2</sup>	m <sup>2</sup>
Varijanta 3a Solution 3a	a	16.086,00	166 x 95	2	8.043,00	32.172,00	643	129	2	3.217,20	35.389,20
	b	16.086,00	166 x 95	3,5	8.043,00	56.301,00	1126	129	3	6.233,33	62.534,33
	c	16.086,00	166 x 95	4,5	8.043,00	72.387,00	1448	129	4	8.244,08	80.631,08
Varijanta 3+3a Solution 3+3a	a	45.650,00	166 x 275	2	22.825,00	91.300,00	1826	365	2	9.130,00	100.430,00
	b	45.650,00	166 x 275	3,5	22.825,00	159.775,00	3196	365	3	17.689,38	177.464,38
	c	45.650,00	166 x 275	4,5	22.825,00	205.425,00	4109	365	4	23.395,63	228.820,63
Varijanta 4 Solution 4	a	40.572,00	224 x 180	2	20.286,00	81.144,00	1623	325	2	8.114,40	89.258,40
	b	40.572,00	224 x 180	3,5	20.286,00	142.002,00	2840	325	3	15.721,65	157.723,65
	c	40.572,00	224 x 180	4,5	20.286,00	182.574,00	3651	325	4	20.793,15	203.367,15
Varijanta 4a Solution 4a	a	20.233,00	225 x 87	2	10.116,50	40.466,00	809	162	2	4.046,60	44.512,60
	b	20.233,00	225 x 87	3,5	10.116,50	70.815,50	1416	162	3	7.840,29	78.655,79
	c	20.233,00	225 x 87	4,5	10.116,50	91.048,50	1821	162	4	10.369,41	101.417,91

PARCELA PLOT	TIP TYPE	POVRŠINA PARCELE	DIMENZIJE PARCELE	KOEFICJE. IZGRA. E. NADZEM.	POVRŠINA IZGRA. E. PARCELE 50%	BRP NADZEMNOG DIJELA OBJEKTA	BROJ PARKI MJESTA	PARKIR. NA PARCEL. (orjen.)	BROJ PODZEM. ETAŽA (orjentaciono)	BRP PODZE. DIJELA OBJEKTA 0,25% (orjentaciono)	UKUPNO BRP (orjentaciono)
		PLOT SURFACE	PLOT SIZE	ABOVE GROUND USABILITY COEFFICIENT	PLOT SURFACE USABILITY 50%	BRP OF ABOVE GROUND OBJECT	NO. OF PARKING LOTS	PARKING LOTS ON PLOTS (orien.)	NO. OF UNDERGROUND LEVELS	BRP OF UNDERGROUND PART OF THE OBJECT 0,25% (orientational)	TOTAL BRP (orientational)
		m <sup>2</sup>	m		m <sup>2</sup>	m <sup>2</sup>	kom/pcs	kom/pcs	kom/pcs	m <sup>2</sup>	m <sup>2</sup>
Varijanta 4+4a Solution 4+4a	a	60.795,00	219 X 277	2	30.397,50	121.590,00	2432	486	2	12.159,00	133.749,00
	b	60.795,00	219 X 277	3,5	30.397,50	212.782,50	4256	486	3	23.558,06	236.340,56
	c	60.795,00	219 X 277	4,5	30.397,50	273.577,50	5472	486	4	31.157,44	304.734,94
Varijanta 5 Solution 5	a	24.297,00	134 X 180	2	12.148,50	48.594,00	972	194	2	4.859,40	53.453,40
	b	24.297,00	134 X 180	3,5	12.148,50	85.039,50	1701	194	3	9.415,09	94.454,59
	c	24.297,00	134 X 180	4,5	12.148,50	109.336,50	2187	194	4	12.452,21	121.788,71
Varijanta 5a Solution 5a	a	10.616,00	135 X 75	2	5.308,00	21.232,00	425	85	2	2.123,20	23.355,20
	b	10.616,00	135 X 75	3,5	5.308,00	37.156,00	743	85	3	4.113,70	41.269,70
	c	10.616,00	135 X 75	4,5	5.308,00	47.772,00	955	85	4	5.440,70	53.212,70
Varijanta 5+5a Solution 5+5a	a	34.913,00	135 X 225	2	17.456,50	69.826,00	1397	279	2	6.982,60	76.808,60
	b	34.913,00	135 X 225	3,5	17.456,50	122.195,50	2444	279	3	13.528,79	135.724,29
	c	34.913,00	135 X 225	4,5	17.456,50	157.108,50	3142	279	4	17.892,91	175.001,41

PARCELA PLOT	TIP TYPE	POVRŠINA PARCELE PLOT SURFACE	DIMENZIJE PARCELE PLOT SIZE	KOEFICJE. IZGRA. E. NADZEM. ABOVE GROUND USABILITY COEFFICIENT	POVRŠINA IZGRA. E. PARCELE 50% PLOT SURFACE USABILITY 50%	BRP NADZEMNOG DIJELA OBJEKTA BRP OF ABOVE GROUND OBJECT	BROJ PARKI MJESTA NO. OF PARKING LOTS	PARKIR. NA PARCEL. (orjen.) PARKING LOTS ON PLOTS (orien.)	BROJ PODZEM. ETAŽA (orjentaciono) NO. OF UNDERGROUND LEVELS	BRP PODZE. DIJELA OBJEKTA 0,25% (orjentaciono) BRP OF UNDERGROUND PART OF THE OBJECT 0,25% (orientational)	UKUPNO BRP (orjentaciono) TOTAL BRP (orientational)
		m <sup>2</sup>	m		m <sup>2</sup>	m <sup>2</sup>	kom/pcs	kom/pcs	kom/pcs	m <sup>2</sup>	m <sup>2</sup>
Varijanta 6 Solution 6	a	28.492,00	157 x 180	2	14.246,00	56.984,00	1140	228	2	5.698,40	62.682,40
	b	28.492,00	157 x 180	3,5	14.246,00	99.722,00	1994	228	3	11.040,65	110.762,65
	c	28.492,00	157 x 180	4,5	14.246,00	128.214,00	2564	228	4	14.602,15	142.816,15
Varijanta 6a Solution 6a	a	12.929,00	159 x 81	2	6.464,50	25.858,00	517	103	2	2.585,80	28.443,80
	b	12.929,00	159 x 81	3,5	6.464,50	45.251,50	905	103	3	5.009,99	50.261,49
	c	12.929,00	159 x 81	4,5	6.464,50	58.180,50	1164	103	4	6.626,11	64.806,61
Varijanta 6+6a Solution 6+6a	a	41.421,00	158 x 261	2	20.710,50	82.842,00	1657	331	2	8.284,20	91.126,20
	b	41.421,00	158 x 261	3,5	20.710,50	144.973,50	2899	331	3	16.050,64	161.024,14
	c	41.421,00	158 x 261	4,5	20.710,50	186.394,50	3728	331	4	21.228,26	207.622,76
Varijanta 7 Solution 7	a	9.040,00	52 x 180	2	4.520,00	18.080,00	362	72	2	1.808,00	19.888,00
	b	9.040,00	52 x 180	3,5	4.520,00	31.640,00	633	72	3	3.503,00	35.143,00
	c	9.040,00	52 x 180	4,5	4.520,00	40.680,00	814	72	4	4.633,00	45.313,00

PARCELA PLOT	TIP TYPE	POVRŠINA PARCELE PLOT SURFACE	DIMENZIJE PARCELE PLOT SIZE	KOEFICJE. IZGRA. E. NADZEM. ABOVE GROUND USABILITY COEFFICIENT	POVRŠINA IZGRA. E. PARCELE 50% PLOT SURFACE USABILITY 50%	BRP NADZEMNOG DIJELA OBJEKTA BRP OF ABOVE GROUND OBJECT	BROJ PARKI MJESTA NO. OF PARKING LOTS	PARKIR. NA PARCEL. (orjen.) PARKING LOTS ON PLOTS (orien.)	BROJ PODZEM. ETAŽA (orjentaciono) NO. OF UNDERGROUND LEVELS	BRP PODZE. DIJELA OBJEKTA 0,25% (orjentaciono) BRP OF UNDERGROUND PART OF THE OBJECT 0,25% (orientational)	UKUPNO BRP (orjentaciono) TOTAL BRP (orientational)
		m <sup>2</sup>	m		m <sup>2</sup>	m <sup>2</sup>	kom/pcs	kom/pcs	kom/pcs	m <sup>2</sup>	m <sup>2</sup>
Varijanta 7a Solution 7a	a	3.136,00	50 x 61	2	1.568,00	6.272,00	125	25	2	627,2	6.899,20
	b	3.136,00	50 x 61	3,5	1.568,00	10.976,00	220	25	3	1.215,20	12.191,20
	c	3.136,00	50 x 61	4,5	1.568,00	14.112,00	282	25	4	1.607,20	15.719,20
Varijanta 7+7a Solution 7+7a	a	12.176,00	50 x 241	2	6.088,00	24.352,00	487	97	2	2.435,20	26.787,20
	b	12.176,00	50 x 241	3,5	6.088,00	42.616,00	852	97	3	4.718,20	47.334,20
	c	12.176,00	50 x 241	4,5	6.088,00	54.792,00	1096	97	4	6.240,20	61.032,20
Varijanta 8 Solution8	a	16.788,00	94 x 180	2	8.394,00	33.576,00	672	134	2	3.357,60	36.933,60
	b	16.788,00	94 x 180	3,5	8.394,00	58.758,00	1175	134	3	6.505,35	65.263,35
	c	16.788,00	94 x 180	4,5	8.394,00	75.546,00	1511	134	4	8.603,85	84.149,85
Varijanta 8a Solution 8a	a	5.912,00	93 x 64	2	2.956,00	11.824,00	236	47	2	1.182,40	13.006,40
	b	5.912,00	93 x 64	3,5	2.956,00	20.692,00	414	47	3	2.290,90	22.982,90
	c	5.912,00	93 x 64	4,5	2.956,00	26.604,00	532	47	4	3.029,90	29.633,90

PARCELA PLOT	TIP TYPE	POVRŠINA PARCELE PLOT SURFACE	DIMENZIJE PARCELE PLOT SIZE	KOEFICJE. IZGRA. E. NADZEM. ABOVE GROUND USABILITY COEFFICIENT	POVRŠINA IZGRA. E. PARCELE 50% PLOT SURFACE USABILITY 50%	BRP NADZEMNOG DIJELA OBJEKTA BRP OF ABOVE GROUND OBJECT	BROJ PARKI MJESTA NO. OF PARKING LOTS	PARKIR. NA PARCEL. (orjen.) PARKING LOTS ON PLOTS (orien.)	BROJ PODZEM. ETAŽA (orjentaciono) NO. OF UNDERGROUND LEVELS	BRP PODZE. DIJELA OBJEKTA 0,25% (orjentaciono) BRP OF UNDERGROUND PART OF THE OBJECT 0,25% (orientational)	UKUPNO BRP (orjentaciono) TOTAL BRP (orientational)
		m <sup>2</sup>	m		m <sup>2</sup>	m <sup>2</sup>	kom/pcs	kom/pcs	kom/pcs	m <sup>2</sup>	m <sup>2</sup>
Varijanta 8+8a Solution 8+8a	a	22.700,00	93 X 244	2	11.350,00	45.400,00	908	182	2	4.540,00	49.940,00
	b	22.700,00	93 X 244	3,5	11.350,00	79.450,00	1589	182	3	8.796,25	88.246,25
	c	22.700,00	93 X 244	4,5	11.350,00	102.150,00	2043	182	4	11.633,75	113.783,75
Varijanta 11 Solution 11	a	7.749,00	43 X 180	2	3.874,50	15.498,00	310	62	2	1.549,80	17.047,80
	b	7.749,00	43 X 180	3,5	3.874,50	27.121,50	542	62	3	3.002,74	30.124,24
	c	7.749,00	43 X 180	4,5	3.874,50	34.870,50	697	62	4	3.971,36	38.841,86
Varijanta 11a Solution 11a	a	2.776,00	43 X 64	2	1.388,00	5.552,00	111	22	2	555,2	6.107,20
	b	2.776,00	43 X 64	3,5	1.388,00	9.716,00	194	22	3	1.075,70	10.791,70
	c	2.776,00	43 X 64	4,5	1.388,00	12.492,00	250	22	4	1.422,70	13.914,70
Varijanta 11+11a Solution 11+11a	a	10.442,00	43 X 244	2	5.221,00	20.884,00	418	84	2	2.088,40	22.972,40
	b	10.442,00	43 X 244	3,5	5.221,00	36.547,00	731	84	3	4.046,28	40.593,28
	c	10.442,00	43 X 244	4,5	5.221,00	46.989,00	940	84	4	5.351,53	52.340,53

PARCELA PLOT	TIP TYPE	POVRŠINA PARCELE PLOT SURFACE	DIMENZIJE PARCELE PLOT SIZE	KOEFICJE. IZGRA. E. NADZEM. ABOVE GROUND USABILITY COEFFICIENT	POVRŠINA IZGRA. E. PARCELE 50% PLOT SURFACE USABILITY 50%	BRP NADZEMNOG DIJELA OBJEKTA BRP OF ABOVE GROUND OBJECT	BROJ PARKI MJESTA NO. OF PARKING LOTS	PARKIR. NA PARCEL. (orjen.) PARKING LOTS ON PLOTS (orien.)	BROJ PODZEM. ETAŽA (orjentaciono) NO. OF UNDERGROUND LEVELS	BRP PODZE. DIJELA OBJEKTA 0,25% (orjentaciono) BRP OF UNDERGROUND PART OF THE OBJECT 0,25% (orientational)	UKUPNO BRP (orjentaciono) TOTAL BRP (orientational)
		m <sup>2</sup>	m		m <sup>2</sup>	m <sup>2</sup>	kom/pcs	kom/pcs	kom/pcs	m <sup>2</sup>	m <sup>2</sup>
Varijanta 12 Solution 12	a	87.405,00	312 x 280	2	43.702,50	174.810,00	3496	700	2	17.476,00	192.286,00
	b	87.405,00	312 x 280	3,5	43.702,50	305.917,50	6118	700	3	33.862,00	339.779,50
	c	87.405,00	312 x 280	4,5	43.702,50	393.322,50	7866	700	4	44.787,50	438.110,00
Varijanta 9 Solution 9	a	7.568,00	83 x 91	2	3.784,00	15.136,00	303	61	2	1.513,60	16.649,60
	b	7.568,00	83 x 91	3,5	3.784,00	26.488,00	530	61	3	2.932,60	29.420,60
	c	7.568,00	83 x 91	4,5	3.784,00	34.056,00	681	61	4	3.878,60	37.934,60
POSLOVNI TORANJ NA PARCELI Varijanta 9 BUSINESS TOWER ON PLOT Solution 9		7.568,00	83 x 91	7,3	4.864,00	55.424,00	1140		4	7.568,00	62.992,00
PARCELE SA MJEŠOVITOM NAMJENOM PLOT WITH MIXED PURPOSE											
Varijanta 10 Solution 10		2.586,00	68 x 37	2	1.293,00	5.172,00	103	21	2	517,2	5.689,20
Varijanta 10a Solution 10a		2.586,00	67 x 19	2	662	2.648,00	53	11	2	264,8	2.912,80



## Prostorno uređenje poslovnog kompleksa Radnička cesta 184-202

LOKACIJA: Radnička cesta 184-198

IZVADAK IZ VAŽEĆIH PROPISA PROSTORNOG UREĐENJA

Namjena prostora: POSLOVNA NAMJENA K1

U poslovne namjene svrstani su slijedeći sadržaji: poslovni, upravni, uredski, trgovački i uslužni, gradske robne kuće, proizvodnja bez negativnog utjecaja na okoliš, komunalno-servisni i prateći skladišni prostori, poslovni hoteli.

Na površinama poslovne namjene mogu se graditi i:

- prodavaonice, izložbeno - prodajni saloni i slični prostori i građevine;
- ugostiteljske građevine i građevine za zabavu;
- prometne građevine, javne garaže, športske građevine i površine i rasadnici;
- uredski prostori, istraživački centri i građevine javne i društvene namjene i drugi sadržaji koji upotpunjuju osnovnu namjenu;

### UVJETI ZA KORIŠTENJE I ZAŠTITU PROSTORA

Prema GUP-u parcela je razvrstana u KONSOLIDIRANA GRADSKA PODRUČJA i predviđeno je uređenje, zaštita i urbana obnova kompleksa jedne namjene (2.10.).

Dovršetak uređenja prostora novom gradnjom i uređenje otvorenih površina u funkciji osnovne namjene. GUP-om je za prostor gospodarska namjena (proizvodna, poslovna i trgovački kompleksi), gradnja novih i rekonstrukcija postojećih građevina, potrebno primjenjivati slijedeće:

- najmanja građevna čestica je 1000 m<sup>2</sup>, osim prigodom rekonstrukcija i interpolacija na postojećim manjim građevnim česticama;
- omogućuje se gradnja slobodnostojećih, poluugrađenih i ugrađenih građevina;
- najveća izgrađenost građevne čestice je 50%;
- najmanji prirodni teren je 20% površine građevne čestice;
- najveći KIN (koeficijent izgrađenosti) za proizvodnu namjenu i trgovačke komplekse 1,2, a 2,0 za poslovnu namjenu; KIN može biti i veći ako je to rezultat razrade prostora provedbenim dokumentima prostornog uređenja;

## Spatial planning of business complex Radnička cesta 184-202

LOCATION: Radnička cesta 184-198

AN EXTRACT FROM THE CURRENT REGULATIONS OF SPACE ARRANGEMENT

General urban plan (Official Gazette of the City of Zagreb 16/2007, 2/2008, 6/2008, 10/2008, 15/2008, 19/2008, 1/2009, 8/2009 and 11/2009)

Space purpose: BUSINESS PURPOSE K<sub>1</sub>

In the business purpose the following contents are included: business, administrative, offices, commercial and service, city department store, production without negative impact on the environment, utility-service and associated storage areas, business hotels.

On the areas of business applications also can be built the following:

- stores, exhibition-sales salons and similar stores and buildings;
- commercial buildings and buildings for entertainment;
- traffic engineering, public garage, sports buildings and areas and nursery gardens;
- office spaces, research centers and buildings of public and social purposes and other activities which complement the primary purpose;

### CONDITIONS FOR THE USE AND PROTECTION OF SPACE

Accordingly to GUP land is classified in the CONSOLIDATED URBAN AREAS and the planning, conservation and urban renewal of complex of certain purpose is provided (2.10).

Completion of space by new construction and arrangement of open spaces in the function of the basic purposes.

By GUP for the space of commercial purpose (manufacturing, commercial and shopping complexes), construction of new and the reconstruction of existing buildings, is necessary to apply the following:

- minimum plot area is 1000 m<sup>2</sup>, except during the reconstruction and interpolation of the existing small construction site;
- allows the construction of free, semi-built and built structures;
- most developed plot is 50%;
- the lowest natural ground is 20% of the building plot;
- the largest KIN (coefficient of production) for manufacturing purposes and commercial complexes 1,2, and 2,0 for business purpose; KIN can be also higher if as a result of space development by implementing planning documents;

- visina i broj etaža građevine određuje se ovisno o tehnologiji i namjeni;
- najveća visina građevine je 9 nadzemnih etaža;
- obvezan smještaj vozila na građevnoj čestici prema normativima ove odluke za određenu namjenu;
- osiguravanje neposrednog pristupa s javnoprometne površine;
- građevni pravac u skladu s kontinuiranim građevnim pravcem postojećih građevina;
- najmanja udaljenost građevine od međa građevne čestice je  $h/2$ , ali ne manje od 3,0 m, osim od javnoprometne površine;
- za proizvodnu namjenu i trgovačke komplekse planirati zelenu tampon zonu širine minimalno 10 m prema ostalim namjenama, osim prema javnoprometnim površinama;
- u gradnji nove građevine umjesto postojeće postojeća izgrađenost građevne čestice, KI i visina veći od propisanih mogu se zadržati, ali bez povećavanja;
- najmanji prirodni teren je postojeći;
- arhitektonska kompozicija i oblikovanje građevina moraju biti primjereni karakteru zone, osobito na potezima uz gradske avenije koji definiraju ulaz u grad;
- prigodom prenamjene (restrukturiranja) i promjene prostorne organizacije većih postojećih radnih kompleksa moguća je prenamjena dijela ili cjeline u različite prostore uredskog poslovanja, trgovine, kulture, znanosti, zabave, rekreacije i hotele; na lokacijama postojećih industrijskih pogona mogu se smjestiti i trgovački centri koji moraju biti prilagođeni urbanom prostoru tipologijom i ponudom "gradske robne kućde" (trgovački kompleksi K2 su isključeni), te s parkiralištem na površini terena koje osigurava najviše trećinu potreba za parkiranjem (ostatak potrebnih PGM-a podzemno ili u sklopu građevine); eventualno, dijeljenje na manje cjeline moguće u skladu s propozicijama za gradnju novih i rekonstrukciju postojećih građevina, uz uvjet da se ne može graditi na uređenim zelenim površinama.

Poslovne građevine, hoteli i građevine javne namjene mogu se graditi i s visinama višim od 9 nadzemnih etaža kada je to predviđeno provedbenim dokumentima prostornog uređenja odnosno urbanističko-arhitektonskim natječajem iz članka 101. ove odluke, s tim da KIN može biti i veći od 3,5.

Te građevine trebaju ispuniti sljedeće uvjete:

- smještaj uz gradske avenije ili glavne gradske ulice;
- blizinu sustava javnog prometa;
- zadovoljavajuću prometnu propusnost okolnih ulica;
- poboljšanje gradske infrastrukture u široj zoni;
- uređenje javne površine oko građevine;
- javno korištenje prizemlja.

## Parkirališta i garaže

Potreban broj parkirališnih ili garažnih mjesta (broj PGM) na konsolidiranim gradskim predjelima propisan je urbanim pravilima i određuje se na 1000 m<sup>2</sup> građevinske (bruto) površine, ovisno o namjeni prostora u građevini: Proizvodnja, skladišta i sl. 8 (6-10) Trgovine 40 (30-50) Drugi poslovni sadržaji 20 (15-25) Restorani i kavane 50 (40-60)

## Prometna i komunalna mreža:

Osnovna ulična mreža sastoji se od gradske avenija sa istočne strane parcele i gradske ulice sa južne strane. Gradska avenija ima koridor širine najmanje 40,0 m, a gradska ulica najmanje 18,0 m. U koridoru gradskoj aveniji planom je predviđena izgradnja tranvajske pruge.

Na prostorima javnoprometnih površina nalaze se izgrađena komunalna infrastruktura vode, odvodnje, električne energije, telefona, zemnog plina.

## Plan podjele i izgradnje prostora

Prostor trgovačkog centra Gramat d.d. i Euro Alfa d.o.o. prema važećim propisima prostornog uređenja moguće je podijeliti je na više čestica koje su samostalne cjeline, na kojima bi se izvršila izgradnja novih objekata ili bi se izvršila rekonstrukcija postojećih objekata.

Između pojedinih cjelina izvršila bi se izgradnja javnoprometnih površina čime bi se omogućilo nesmetano komuniciranje ljudi i roba.

Ovim planom izvršena je podjela prostora u 11 varijanti date su orijentacione površine za izgradnju prema važećim pravilima GUP-a i mogućnostima koje GUP omogućava. Iskaz je dan u tablici.



- height and number of floors of the building is determined depending on the technology and use;
- maximum height of the building's nine floors above ground;
- mandatory positioning of vehicles required to parcel according to the standards of this decision for a particular purpose;
- providing direct access from public traffic areas;
- building line in accordance with the direction of continuous construction of existing buildings;
- the minimum distance structure of the boundary of the building plot is  $h/2$ , but not less than 3,0 m, except from public traffic area;
- for the purpose of manufacturing and commercial complexes to plan a green buffer zone minimum width of 10 m to other purposes, except to the public traffic areas;
- when building a new object instead of the existing one, the existing construction of the building plot, KI and the height bigger than the approved ones, can be kept, but without increasing them, the smallest natural weight is the existing one;
- the architectural composition and the modification of the buildings must be in compliance with the area character, especially in the area alongside city avenues which define the entrance to the city;
- in case of conversion (restructure) and change of spatial organisation of bigger existing working complexes it is possible to convert different parts or the whole area into different areas: office spaces, stores, spaces for culture, science, fun, recreation and hotels; on the locations of the existing industrial plants there can be situated shopping malls, but they have to be in compliance with the urban area by typology and the offer of the "town department store" (store complexes K2 are excluded), and a parking lot in the surface which secures maximally  $1/3$  of the parking needs (the rest of the needed parking lots is under ground or as a part of the complex); potential division into smaller units is possible in accordance with positions for the building of new objects and the reconstruction of the existing objects, on condition that it is not possible to build on already arranged green areas.

Business buildings, hotels and buildings with public allotments can be higher than 9 above ground levels when so anticipated in the implementation documents of the area planning (urban-architectural tender from article 101. of this decision), and the KIN can be bigger than 3,5.

These buildings have to comply with the following regulations:

- location alongside city avenues or main city roads;
- the proximity of the public transport system;
- satisfying traffic capacity of the surrounding streets;
- the improvement of the city infrastructure in the wider area;
- arranging the public area around the building;
- public use of the ground floors.

## Parking lots and garages

The necessary number of parking lots or garage spaces (PGM No.) on consolidated city areas is determined by town planning regulations and is determined for 1000 m<sup>2</sup> building (btt) surface, depending on the space purpose of the building: production, warehouse etc. 8 (6-10) Stores 40 (30-50) Other business purposes 20 (15-25) Restaurants and coffee shops 50 (40-60)

## Traffic and Municipal Network

The basic street network consists of city avenue Radnička cesta from the North East side of the plot and town streets Pokupska ulica from the South East side and Savice 1. from the North West of the plot. The city avenue has a corridor of width no less than 40,0 m, and the town street is narrow no less than 18,0 m. In the corridor of the city avenue, it is anticipated the construction of the tram line.

The surface of the public transport area there is a built municipal infrastructure for water, drainage, electricity, telephone, natural gas.

## Division and Construction Planning

According to valid planning regulations, the area of the Gramat d.d. and Euro Alfa d.o.o. stores is possible to divide into more plots which would be independent units, and on those units it would be possible to build new objects or to reconstruct the existing ones.

Between certain units there would be built public transportation areas which would enable a smooth communication between people and goods.

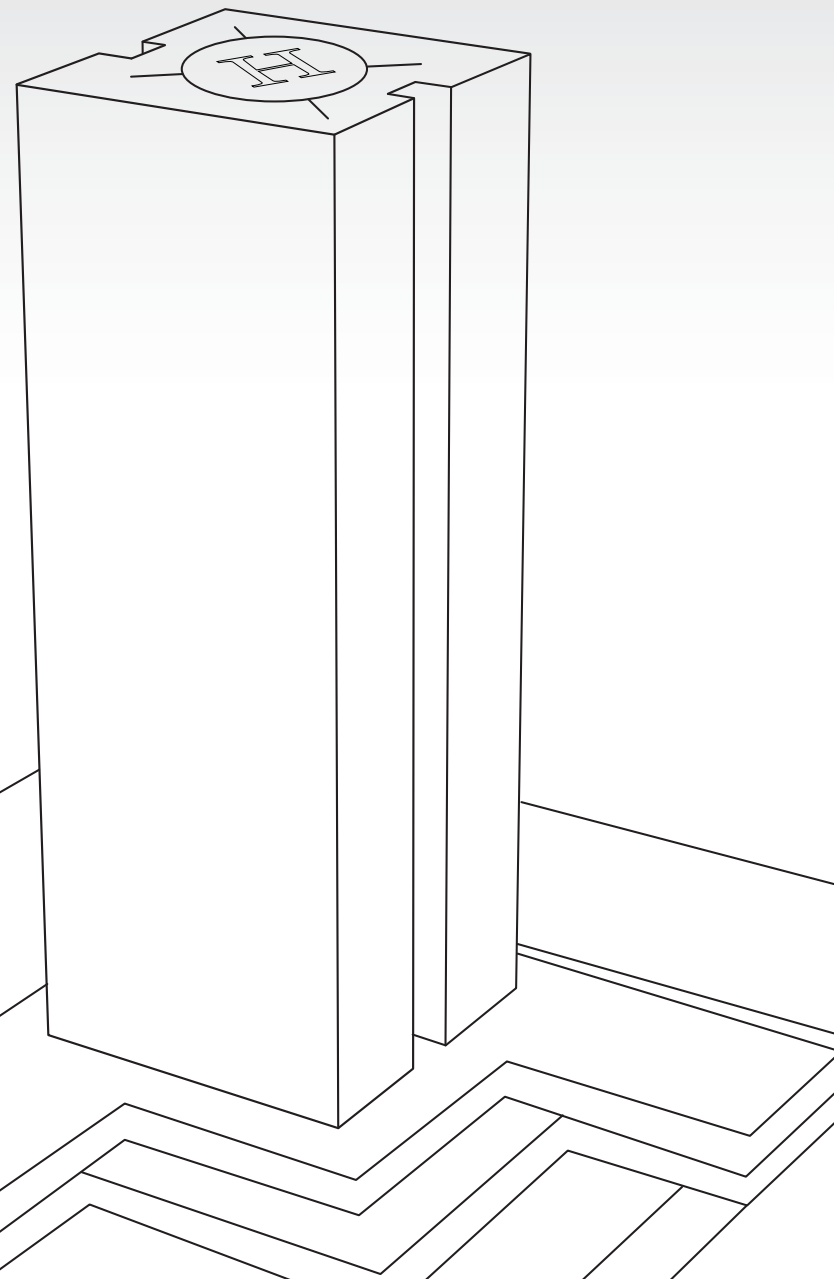
This plan provides 11 solutions on area divisions, orientational surfaces for construction according to the valid regulations of GUP (General Urban Planning) and the possibilities which GUP enables.

# POSLOVNI TORANJ

Projekt Gramat – 1

# BUSINESS TOWER

Project Gramat – 1



 10 min

 3 min

 15 min

 5 min

 5 min

 3 min

## ARHITEKTONSKO OBLIKOVANJE POSLOVNOG TORNJA

Građevina je smještena na sjeveroistočnom dijelu parcele uz regulacije Radničke ceste i Pokupske.

Kolni prilaz parceli je iz Pokupske ulice na jugoistoku parcele iz koje je predviđen ulaz i izlaz u podrumске garaže.

Garaža je predviđena u četiri podzemne etaže i smještena je ispod cijele površine parcele te osigurava 1140 parkirno –garažnih mjesta.

Oblikovno je objekt zamišljen sa akcentom tornja visine 35 etaža na postamentu koje čini dvije etaže visine po 5,00 m. Toranj je postavljen na način da je u svom gabaritu cca 40 x 40 metara, uvučen u odnosu na regulacione linije za 8 metara, a etaže prizemlja i 1. kata tvore njegov postament, na način da je 1. kat dijelom uvučen u odnosu na prizemlje.

Ukupna visina svih etaža trgovačko – poslovnog centra nadzemno iznosi 37 etaža. Visina trgovačko-poslovnog centra je cca 135 metara. Tlocrtno oblikovanje u obliku slova "L" formira pješačku zonu (trg) koji se predviđa parterno i hortikulturno urediti – boravak ljudi na otvorenom - terase, zelenilo, fontane.

Prostor i projekt Gramat-1 su dio većeg trgovačko – poslovnog kompleksa koji se nalazi na jedinstvenom terenu od približno 86.000,00 m<sup>2</sup>.

## ARCHITECTURAL FORMATION OF THE BUSINESS TOWER

The building is situated in the North-East part of the plot surrounded by Radnička cesta and Pokupska.

Drive way to the plot is from Pokupska Street at the South-East of the plot which is also foreseen as the entry and exit way from the underground garage.

The garage is planned to have four underground levels and to provide 1140 garage-parking spaces.

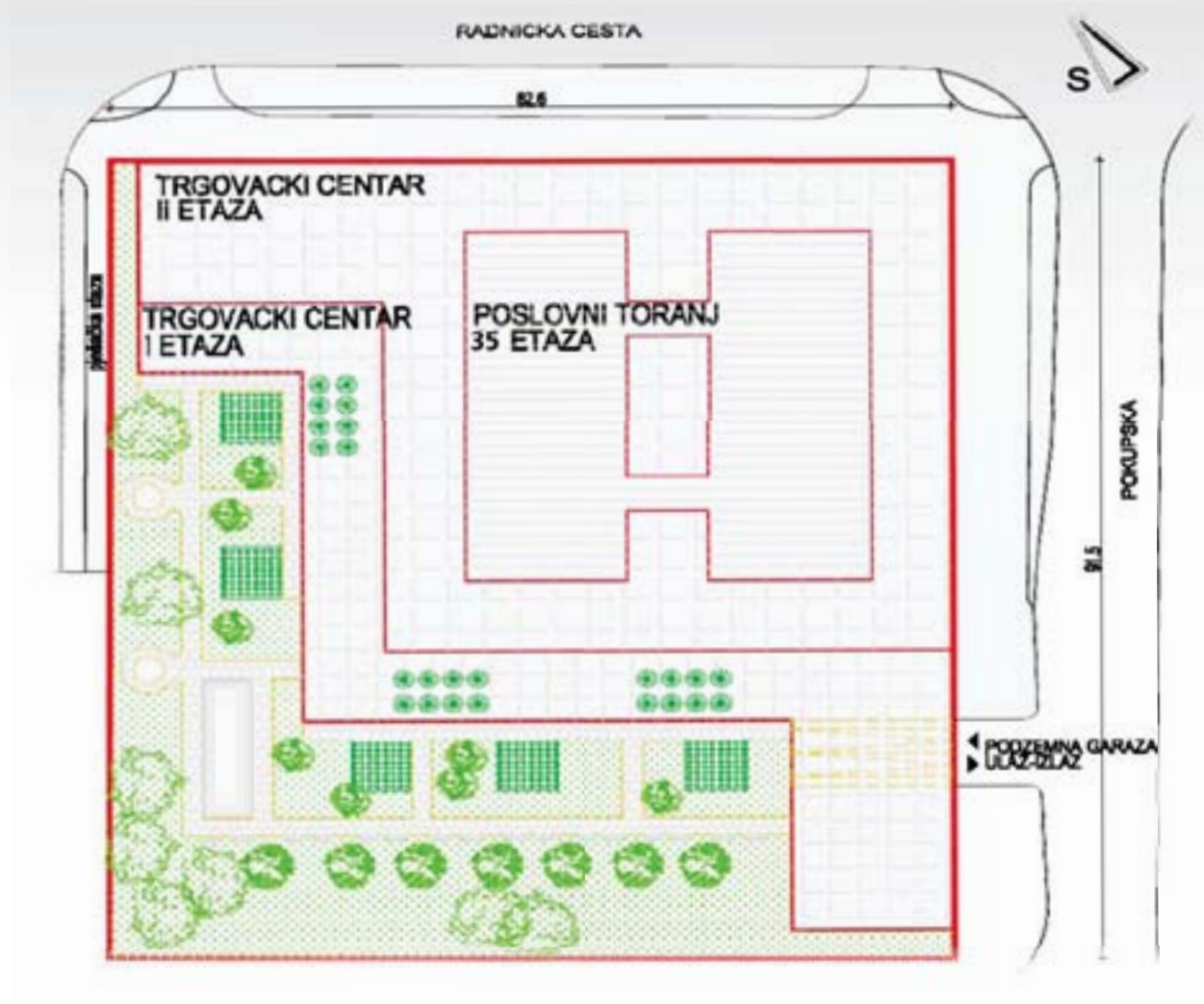
By its form, object is imagined to point out the tower of 35 storeys (levels, floors) high based on the pedestal which makes 2 storey (levels, floors) by 5 m height. Tower is set so that, in its dimensions of cca 40 x 40 m, it is indented for 8 m concerning regulation lines, and storeys (levels) of ground floor and 1<sup>st</sup> floor form its pedestal, on the way that 1st floor is partially indented in relation to the ground floor. Total overground height of all the storeys (floors) of trade – business center is 37 floors.

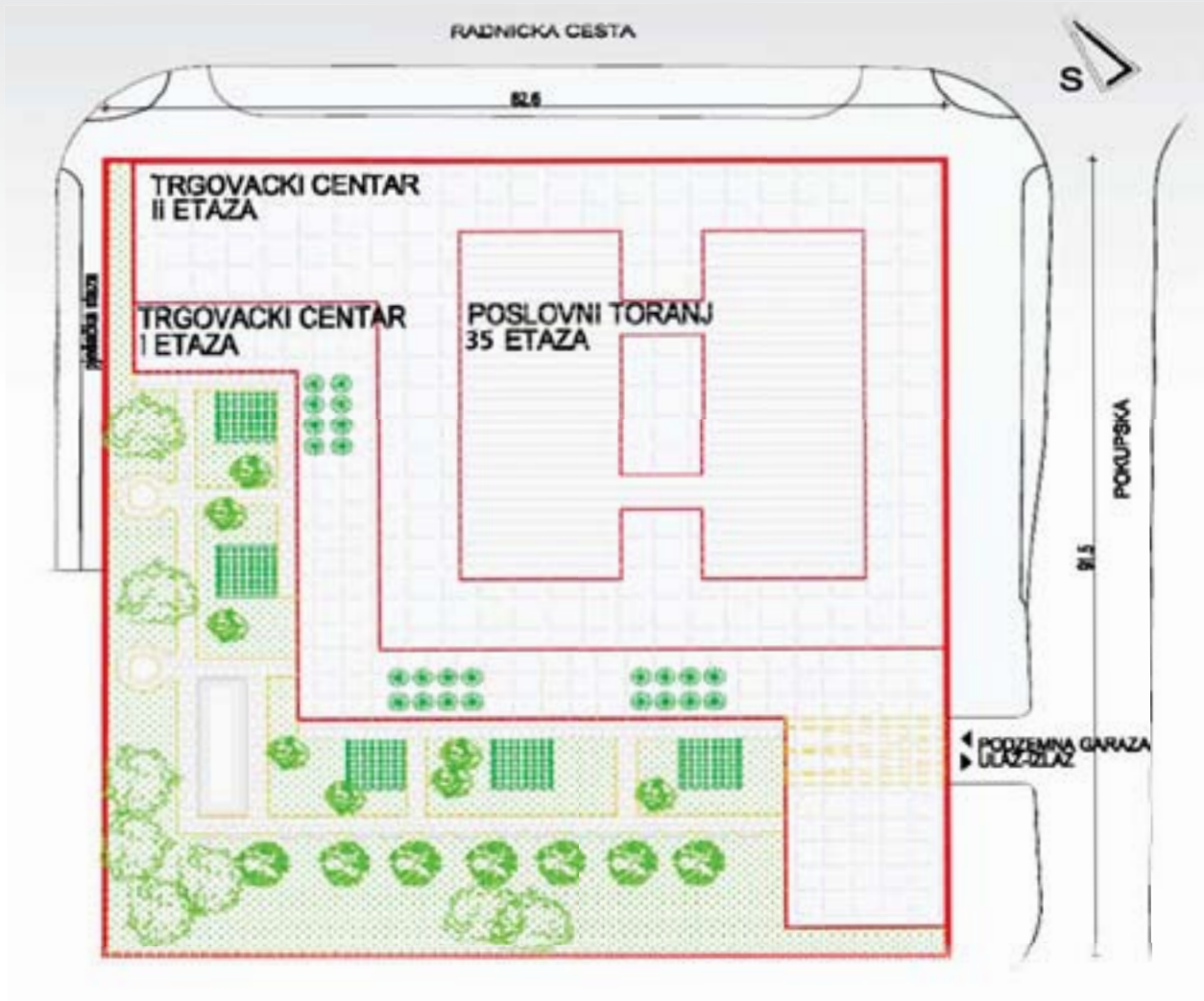
Height of trade – business center is cca. 135 m. Layout design shaped in letter "L" forms pedestrian zone (square), which is planned to be parterly and horticulturally arranged (decorated) – opened relaxation for people - terraces, greenness, fountains.

The space and project Gramat are 1 part of bigger trading and business complex situated on a single ground of approximately 86.000,00 m<sup>2</sup>.



# POSLOVNI TORANJ

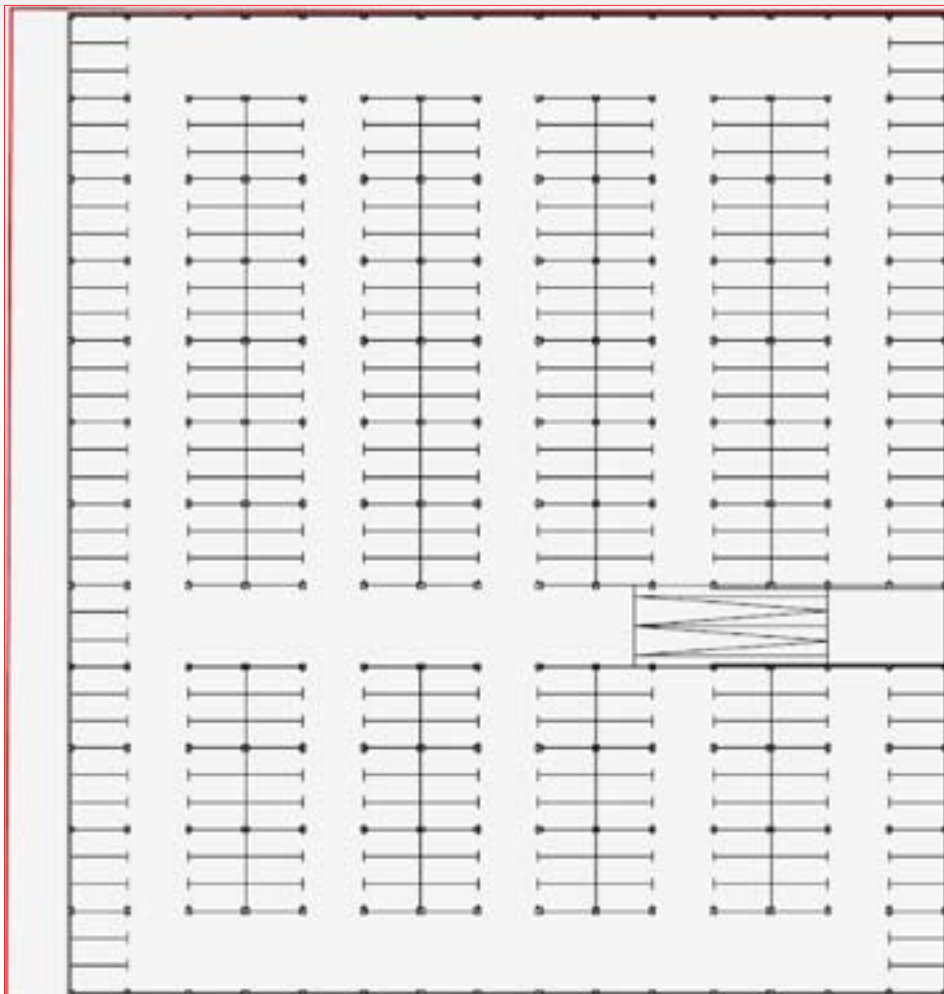




# BUSINESS TOWER

# POSLOVNI TORANJ BUSINESS TOWER

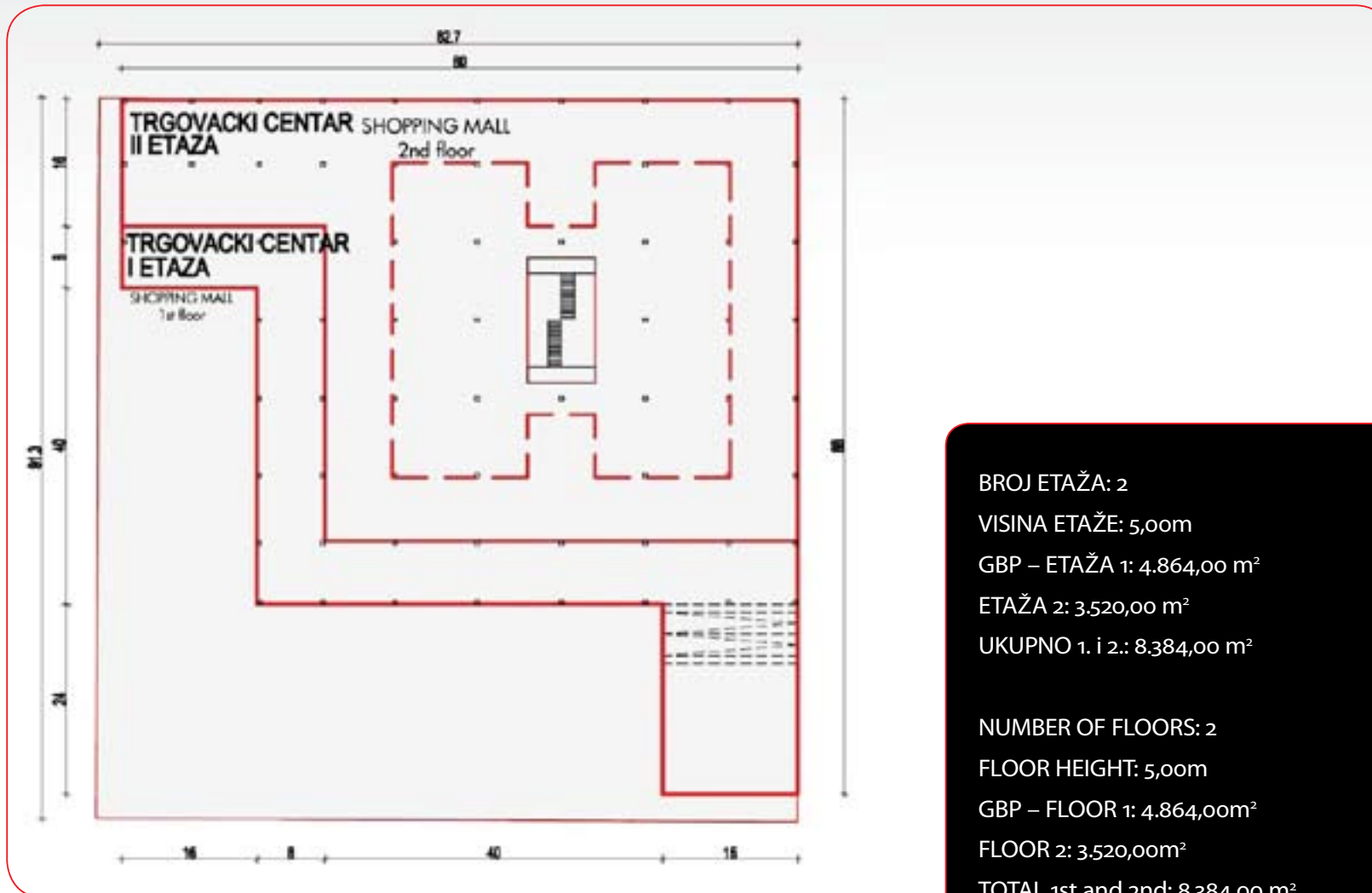
## TLOCRT GARAŽE POSLOVNOG TORNJA BUSINESS TOWER GARAGE LAYOUT



BROJ ETAŽA: 4  
PM PO ETAŽI: 285  
UKUPNO PM: 1140

NUMBER OF LEVELS: 4  
PARKING SPACES PLACES PER LEVEL: 285  
TOTAL OF PARKING SPACES: 1140

## TLOCRT PRIZEMLJA POSLOVNOG TORNJA BUSINESS TOWER GROUND-FLOOR LAYOUT



BROJ ETAŽA: 2

VISINA ETAŽE: 5,00m

GBP – ETAŽA 1: 4.864,00 m<sup>2</sup>

ETAŽA 2: 3.520,00 m<sup>2</sup>

UKUPNO 1. i 2.: 8.384,00 m<sup>2</sup>

NUMBER OF FLOORS: 2

FLOOR HEIGHT: 5,00m

GBP – FLOOR 1: 4.864,00m<sup>2</sup>

FLOOR 2: 3.520,00m<sup>2</sup>

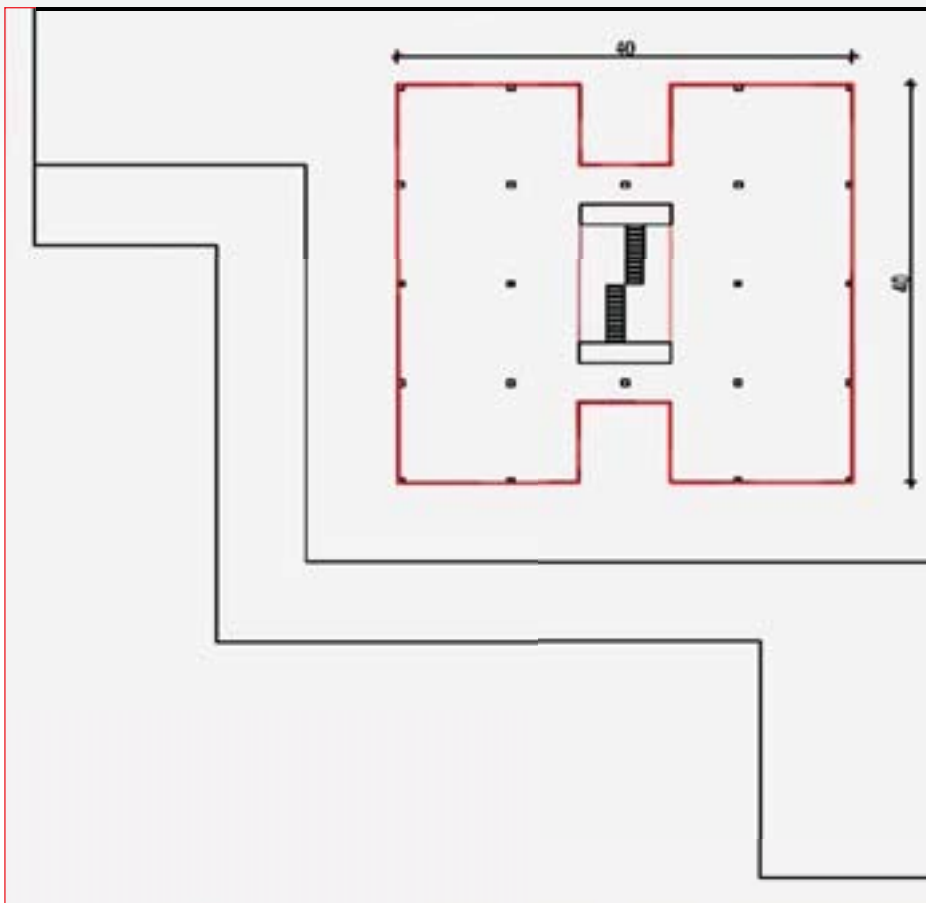
TOTAL 1st and 2nd: 8.384,00 m<sup>2</sup>

POSLOVNI TORANJ  
BUSINESS TOWER



# POSLOVNI TORANJ BUSINESS TOWER

## TLOCRT KARAKTERISTIČNOG KATA POSLOVNOG TORNJA BUSINESS TOWER DISTINCTIVE FLOOR LAYOUT



BROJ ETAŽA: 35

VISINA ETAŽE: 3,50m

GBP ETAŽE: 1.344,00 m<sup>2</sup>

UKUPNO GBP: 47.040,00 m<sup>2</sup>

SVEUKUPNO GBP NADZEMNO: 55.424,00 m<sup>2</sup>

NUMBER OF FLOORS: 35

FLOOR HEIGHT: 3,50m

GBP FLOOR: 1.344,00m<sup>2</sup>

TOTAL GBP: 47.040,00m<sup>2</sup>

TOTAL GBP ABOVE THE GROUND: 55.424,00 m<sup>2</sup>

INTERNA PARCELACIJA RADNIČKE CESTE br. 184-202  
BUSINESS COMPLEX RADNIČKA CESTA no. 184-202

# POSLOVNI TORANJ

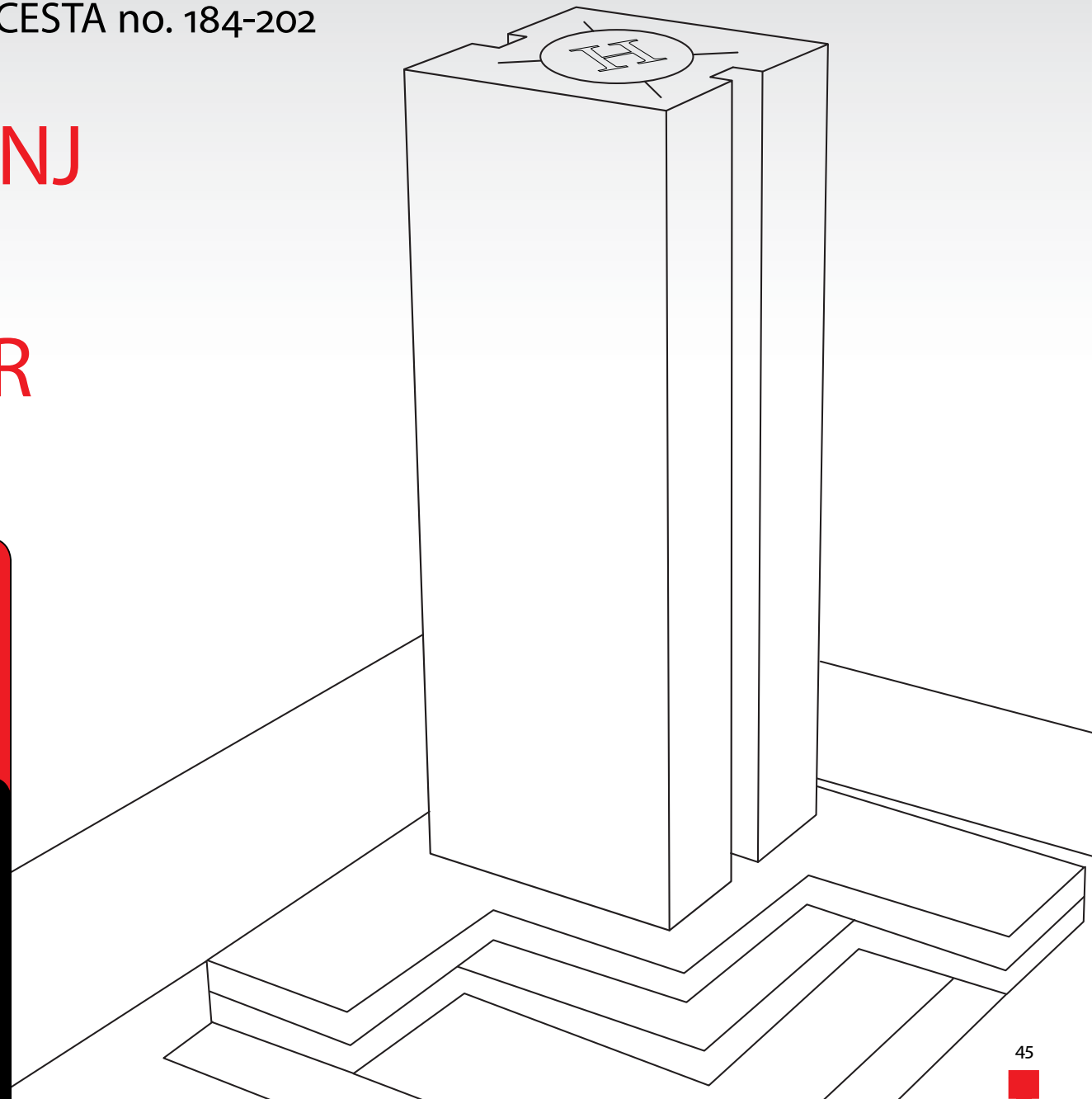
Projekt Gramat – 1

# BUSINESS TOWER

Project Gramat – 1

Veličina parcele: 7.573,67 m<sup>2</sup>  
Tlocrtna površina: 4.864,00 m<sup>2</sup>  
Građevinska BRUTO površina (nadzemno): 55.424,00 m<sup>2</sup>  
Broj parkirnih mjesta: 1140  
Broj etaža – nadzemno 2+35: 37  
Sveukupna visina nadzemnog dijela: 135 m  
Lokacija: Radnička cesta 202, 10000 Zagreb, RH  
Projekt – Poslovni toranj: Gramat - 1Z

Lot (parcel) size: 7.573,67 m<sup>2</sup>  
Layout area (surface): 4.864,00 m<sup>2</sup>  
Building area (surface) btto: 55.424,00 m<sup>2</sup>  
Parking lots: 1140  
Number of floors: 37  
Overall height of the overhead: 135 m  
Location: Radnička cesta 202, 10000 Zagreb, RH  
Project - bussines tower: Gramat - 1Z



## POSLOVNI TORANJ

### Projekt Gramat – 1

Poslovni toranj centra karakterizira mogućnost velikog broja zakupaca trgovačke i ugostiteljske namjene. U sklopu centra moguće je ostvariti preko 100 prodavaonica najrazličitije namjene te restorane i manje ugostiteljske objekte. Poslovni dio nudi mogućnost iznajmljivanja ili zakupa većem broju zainteresiranih subjekata. Također je moguće povezivanje cijelih etaža u zasebne cjeline, kao i raznoliki sadržaj (uredi, sale za konferencije, promocije i sl). U podzemnim garažama osiguran je dovoljan broj parkirališta kako potraga za parkirnim mjestom ne bi narušila radost odlaska u kupovinu, opuštenog druženja ili kreativnosti na radnom mjestu. Jedinstveni dizajn temelji se na spoju moderne arhitekture i temama iz prirode. Trgovački park površine cca 2.550,00 m<sup>2</sup> predstavljat će glavni ulaz u trgovački centar. Hortikulturno uređenje i uređenje eksterijera poslovnog tornja stvarat će opuštajuću zelenu oazu.

Trgovačko – poslovni centar kao kompleks od cca 86.000 m<sup>2</sup> predstavljat će ugodno, opuštajuće i uzbudljivo mjesto za kupovinu cijele obitelji i ostale aktivnosti, kao i ugodno mjesto za rad.

### PROGRAMSKI POKAZATELJI POSLOVNOG TORNJA

- VELIČINA PARCELE: 7.573,67 m<sup>2</sup>
- TLOCRTNA POVRŠINA: 4.864,00 m<sup>2</sup>
- GRAĐ. BRUTO POVRŠINA: 55.424,00 m<sup>2</sup>
- PARKIRALIŠNA MJESTA: 1140 kom
- VANJSKI OTVORENI PROSTOR: 2.700,00 m<sup>2</sup>
- VISINA NADZEMNOG DIJELA: 135,00 m

### Info:

Tel: +385 1 2387-005; +385 1 2387-065; +385 1 2387-072 Fax: +385 1 2387-308; +385 1 2387-300 E-mail: gramat-nekretnine@gramat.hr; info@gramat.hr; tajnica@gramat.hr

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## BUSINESS TOWER

### Project Gramat – 1

Center business (office) tower is characterised by the possibility of a large number of commercial and catering purposes tenants. Under center can be formed over 100 shops of the most various purpose and also restaurants and smaller catering facilities. Business center offers the opportunity to rent or lease for a larger number of stakeholders. It is also possible to connect a whole floor in a separate unit with the varied contents (offices, conference rooms, promotion rooms, etc.). The underground garage provides a sufficient number of parking lots to assure that searching for a parking space does not disturb the joy of shopping, relaxed sightseeing or also the creativity at the workplace. Towers unique design is based on the mix of modern architecture and themes from nature. Shopping park, of cca 2.550,00 m<sup>2</sup> surface, will present a main entrance into the shopping center. Horticultural arrangement and also the exterior arrangement of the business tower will create the relaxing green oasis.

Trade-business center as a complex of approx. 86,000 m<sup>2</sup> will present a cozy, relaxing and exciting place for family shopping and other activities as well as a pleasant place to work.

### PROGRAM INDICATORS OF BUSINESS TOWER

- LOT (PARCEL) SIZE: 7.573,67 m<sup>2</sup>
- LAYOUT AREA (SURFACE): 4.864,00 m<sup>2</sup>
- BUILDING AREA (SURFACE) BTTO: 40.384,00 m<sup>2</sup>
- PARKING LOTS: 1140 pcs
- OUTDOOR OPEN SPACE: 3.392,00 m<sup>2</sup>
- HEIGHT OVERHEAD PART: 135,00 m

### Info:

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## GRAMAT

GRAMAT d.d., poduzeće je specijalizirano za veleprodaju i maloprodaju proizvoda namjenjenih izgradnji te opremanju domova i poslovnih prostora, s tradicijom dugom 63 godine.

Osnovano je 1946. godine u Zagrebu, te je kroz dugogodišnje uspješno poslovanje postalo jedno od vodećih hrvatskih poduzeća u trgovini građevinskog materijala, veletrgovac i značajan dobavljač raznih grupa proizvoda (tepiha i tepisona, parketa i laminata, kućanskog i ugostiteljskog tekstila, alata, namještaja i dr.) velikom broju trgovina, ugostiteljskim i hotelijerskim objektima te trgovačkim lancima u Hrvatskoj.

Glavni prodajni centar GRAMAT nalazi se u Zagrebu, Radnička cesta 184 - 202 i prostire se na cca 86.000 m<sup>2</sup>, unutar kojih je smješten jedan od najvećih prodajnih centara neprehranbenih proizvoda u Republici Hrvatskoj i Zagrebu - "sve za kuću, sve za stan"

Sadrži:

- Centralno skladište građevinskog materijala
- Vrtni centar
- Najveći salon kamena u Hrvatskoj
- Izrada namještaja po mjeri
- Prodajni centar s odjelima: keramika i sanitarije, rasvjeta, drvni odjel, podni centar, odjel tepiha i tapisona, pc odjel, odjel alata, auto-moto odjel, odjel bijele tehnike, odjel kućanskog tekstila, odjeća i obuća, odjel široke potrošnje...
- Diskont prehrane
- Logistički centar Gramata
- Uprava

## GRAMAT d.d.

Gramat dd is a company specialized in wholesale and retail of products intended for the construction and furnishing of homes and businesses, with a long tradition of 63 years.

Founded in 1946. in Zagreb, and through many years of successful business has become one of the leading Croatian companies in the trade of construction materials, merchant and an important supplier of various product groups (carpets, parquet and laminate flooring, catering and household textiles, tools, furniture, etc.) to the large number of shops, catering and hospitality facilities, and retail chains in Croatia.

GRAMAT main sales center is located in Zagreb, Radnička cesta 184 to 202, and extends to approx. 86,000 m<sup>2</sup>, on which is located one of the largest non-food product sales centers in Croatia and Zagreb "everything for the house, all for a flat"

Includes:

- Central warehouse of building material
- Garden center
- The biggest stone shop center in Croatia
- Making furniture
- Trade Center with the Department: ceramics and sanitary facilities, lighting, wood department, floor center, department of carpet and carpet, pc division, department of tools, auto-moto department, department of appliances, household textiles department, clothing and footwear, department of consumer ...
- Food store
- Logistical Center Gramat
- Management

## O Euro Alfi

Euro Alfa je dio grupacije koju čine 4 tvrtke; Gramat (jedan od najvećih hrvatskih baumarketa), Zagreb tours (putnička agencija), "Agrodom" (otpremištvo i transport) i Euro Alfa.

Euro Alfa je jedno od najvećih i među vodećim je prehrambenim trgovačkih društava.

Na hrvatskom tržištu djelujemo kao veletrgovina i trgovac na malo uz nekoliko vlastitih maloprodajnih mjesta. Naša prodajna strategija je orijentirana prema dva glavna segmenta, na velike supermarkete i hrvatske lance u industriji hrane i pića s kojima imamo razvijene poslovne veze. Radimo sa trgovačkim lancima: Billa, Metro, Mercator, Getro, Kaufland, Spar, Konzum, Ultragros, KTC, itd. Ponosni smo i što smo prepoznati kao vodeća hrvatska tvrtka za opskrbu većine hotela i restorana duž cijele Hrvatske, od kojih je većina smještena duž Jadranske obale.

Jedna od glavnih prednosti koja nam omogućuje veliki opseg prodaje i pokrivenost cijele Hrvatske je snažna logistika. U svakoj regiji imamo strateški postavljeno vlastito skladište (Osijek, Bjelovar, Zagreb, Pula, Rijeka i Split), vlastite distribucijske kapacitete koje konstantno proširujemo i vozni park (od 2,5 do 24 tone nosivosti).

19 godina prisutnosti na hrvatskom tržištu i stalna prisutnost na hrvatskim ljestvica najboljih poduzeća je rezultat stalnih inovacija, strategije diversifikacije i otvaranja novih odjela, nuđenje novih proizvoda, kao i ulazak na nova tržišta sa orijentacijom na izvoz na tržištima Istočne Europe.



## About Euro Alfa

Euro Alfa is a part of four incorporated company, Gramat (one of the largest Croatian baumarket), 'Agrodom' (forwarding agency) and Euro Alfa.

Euro Alfa is one of the largest and leading Croatian food trade companies.

On Croatian market we act both as a wholesales and retailer, with a number of our own retail places. Our sales strategy is oriented toward two main segments, large supermarket chains and Croatian F&B industry in both of which we have strong ties. We work with Billa, Metro, Mercator, Getro, Kaufland, Spar, Konzum, Ultragros, Lidl, KTC, etc. We are proud to be recognized as a leading Croatian company supplying majority of hotels and restaurants along whole Croatia, most of which is situated along Adriatic coast.

One of the main advantages enabling us big scale sales covering whole Croatia is strong logistics. We have our own strategically placed large warehouses in every Croatian region (Osijek, Bjelovar, Zagreb, Pula, Rijeka and Split), our own distribution that we are constantly enlarging, and vehicle fleet (from 2.5 to 24 tons load).

Our 19 years existence on Croatian market and constant presence on Croatian top companies scale is due to our constant innovation and diversification strategy of opening new departments and always o+ering new products as well as entering new markets with specific orientation to export to Eastern European markets.







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