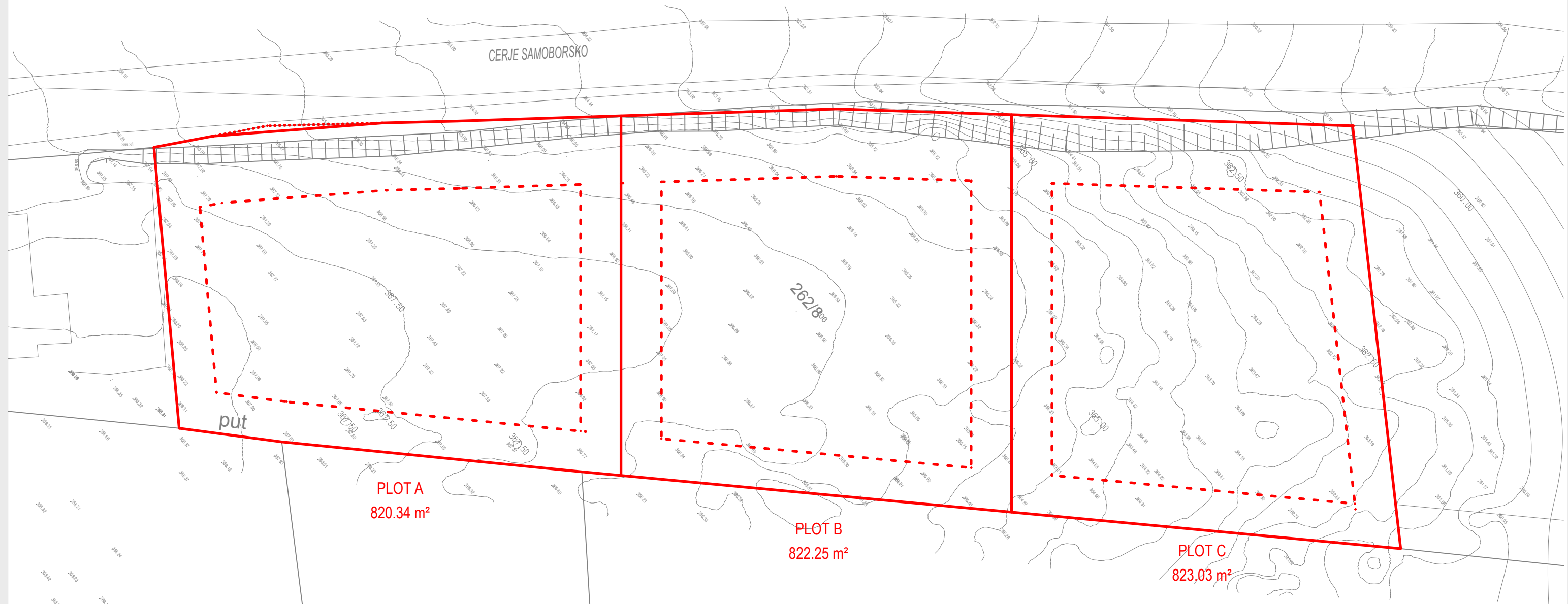


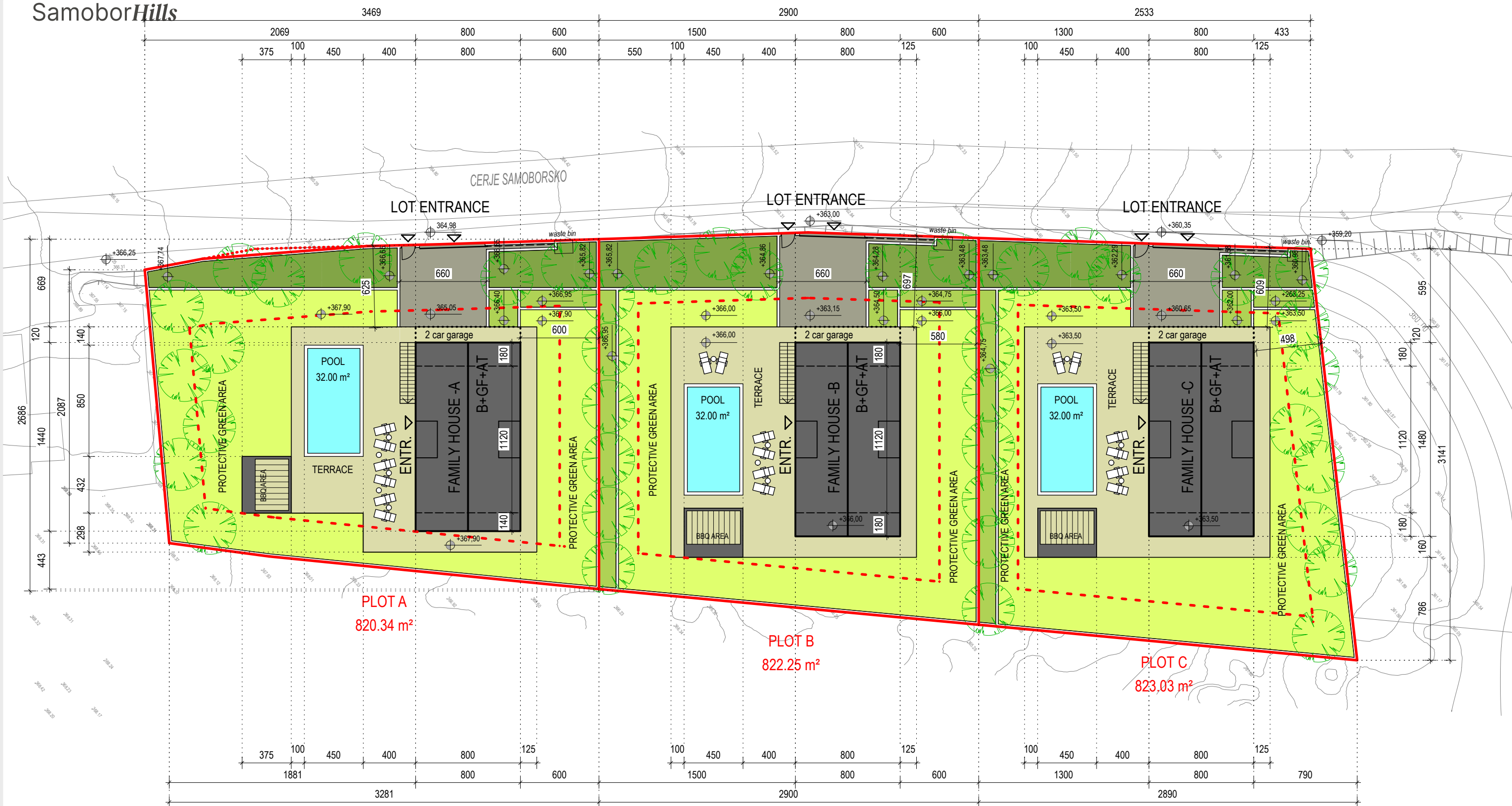
Samobor*Hills*

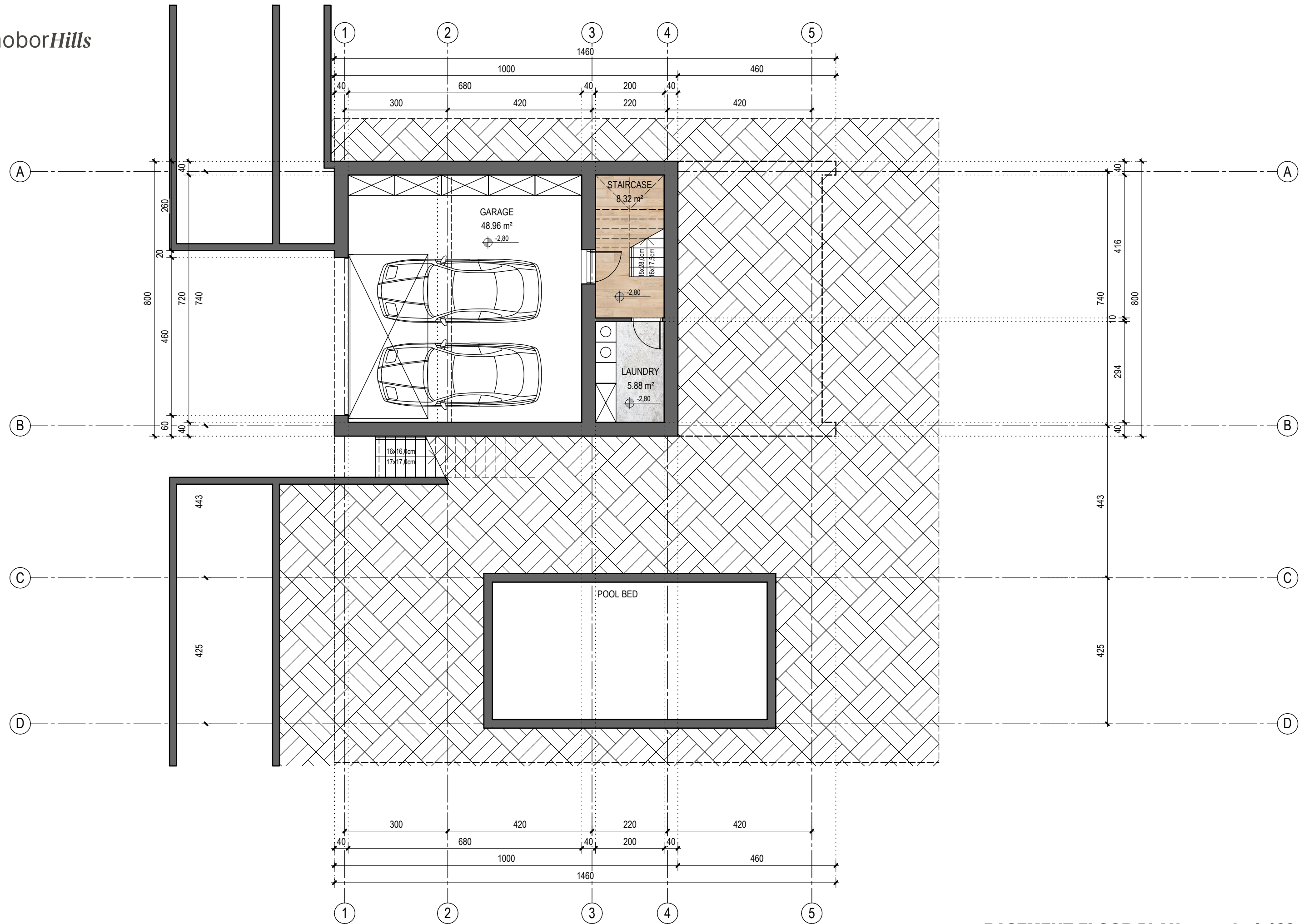
Welcome to Samobor Hills, a unique project offering three exclusive neighboring homes in Samobor hills.



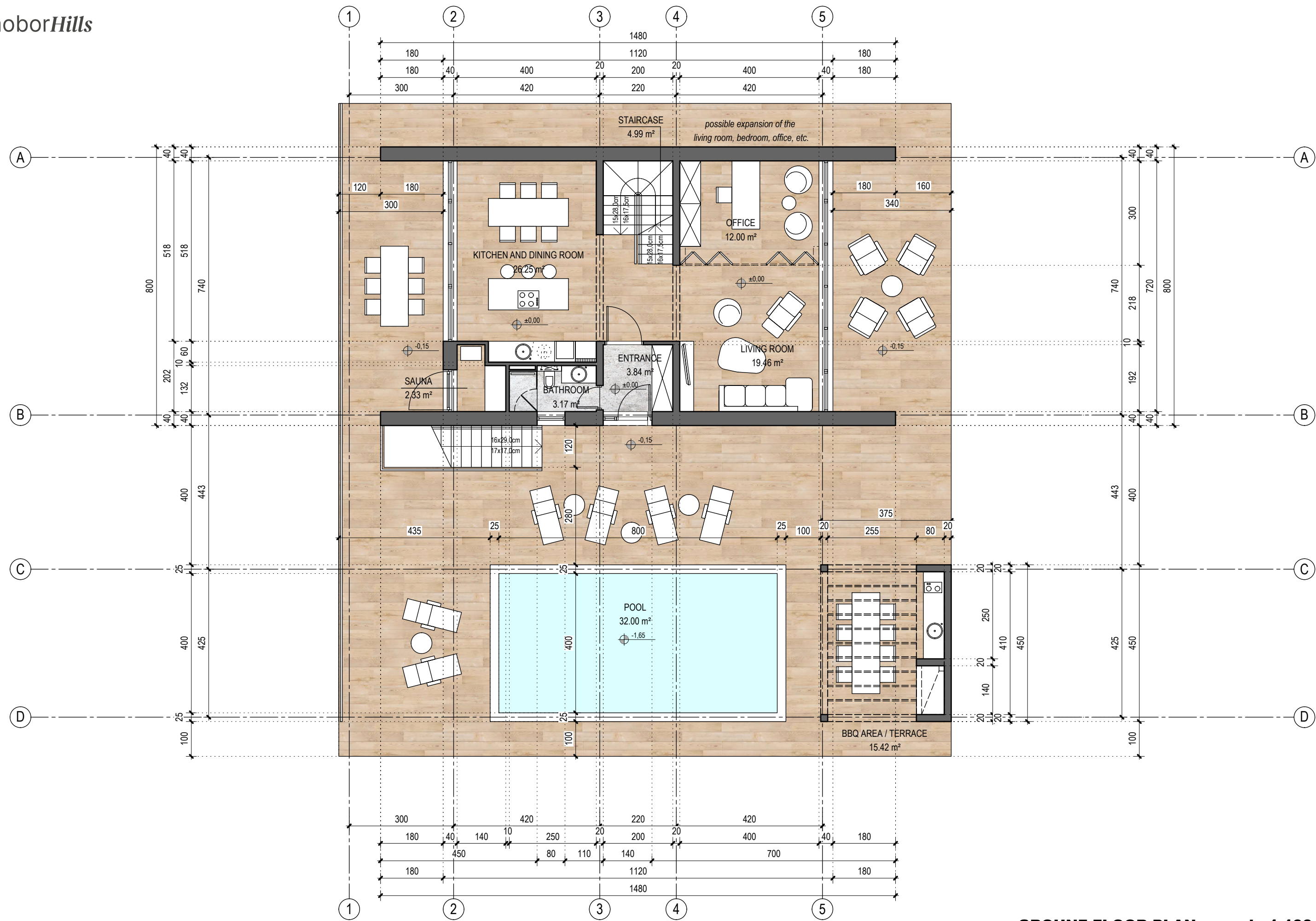




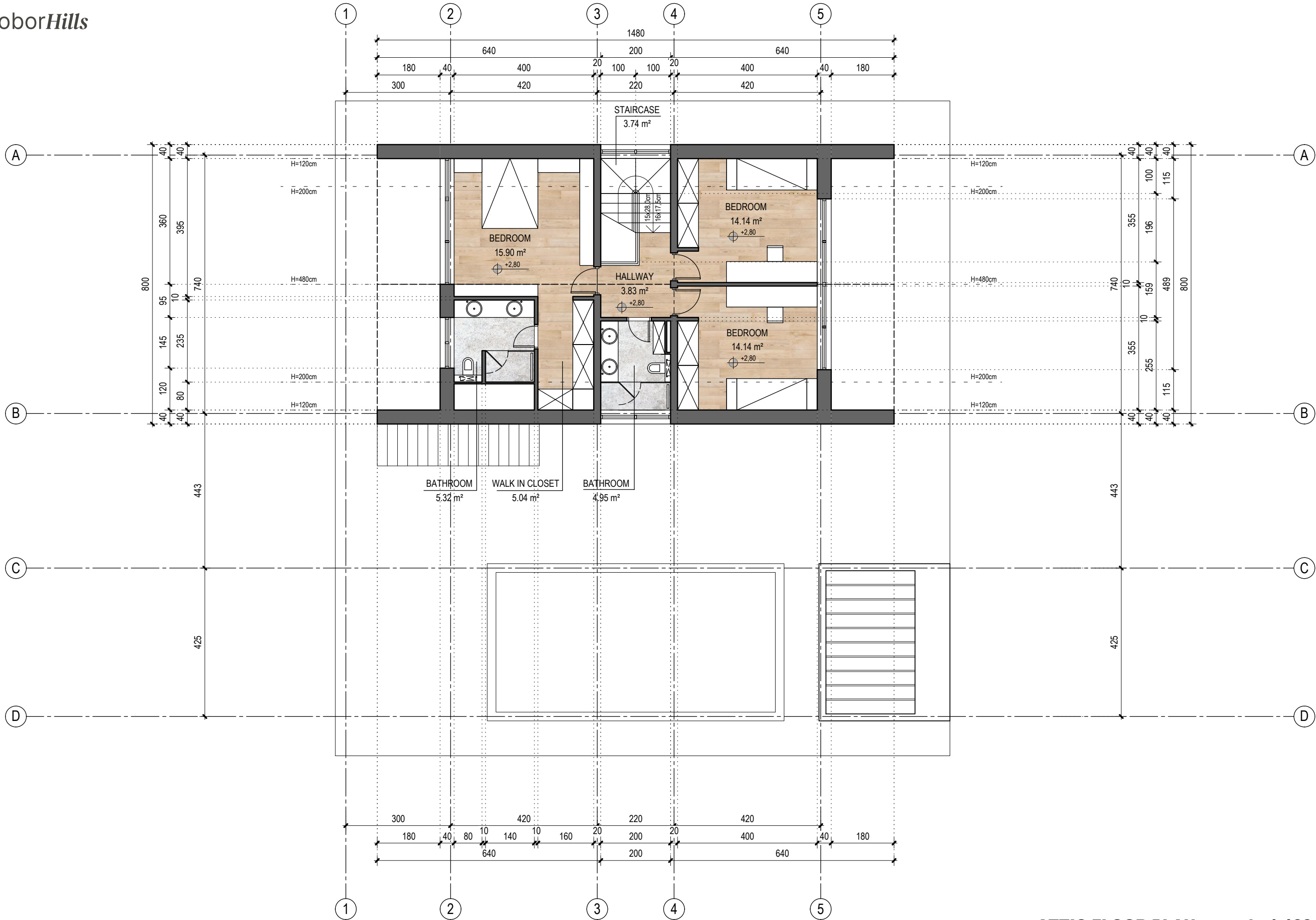




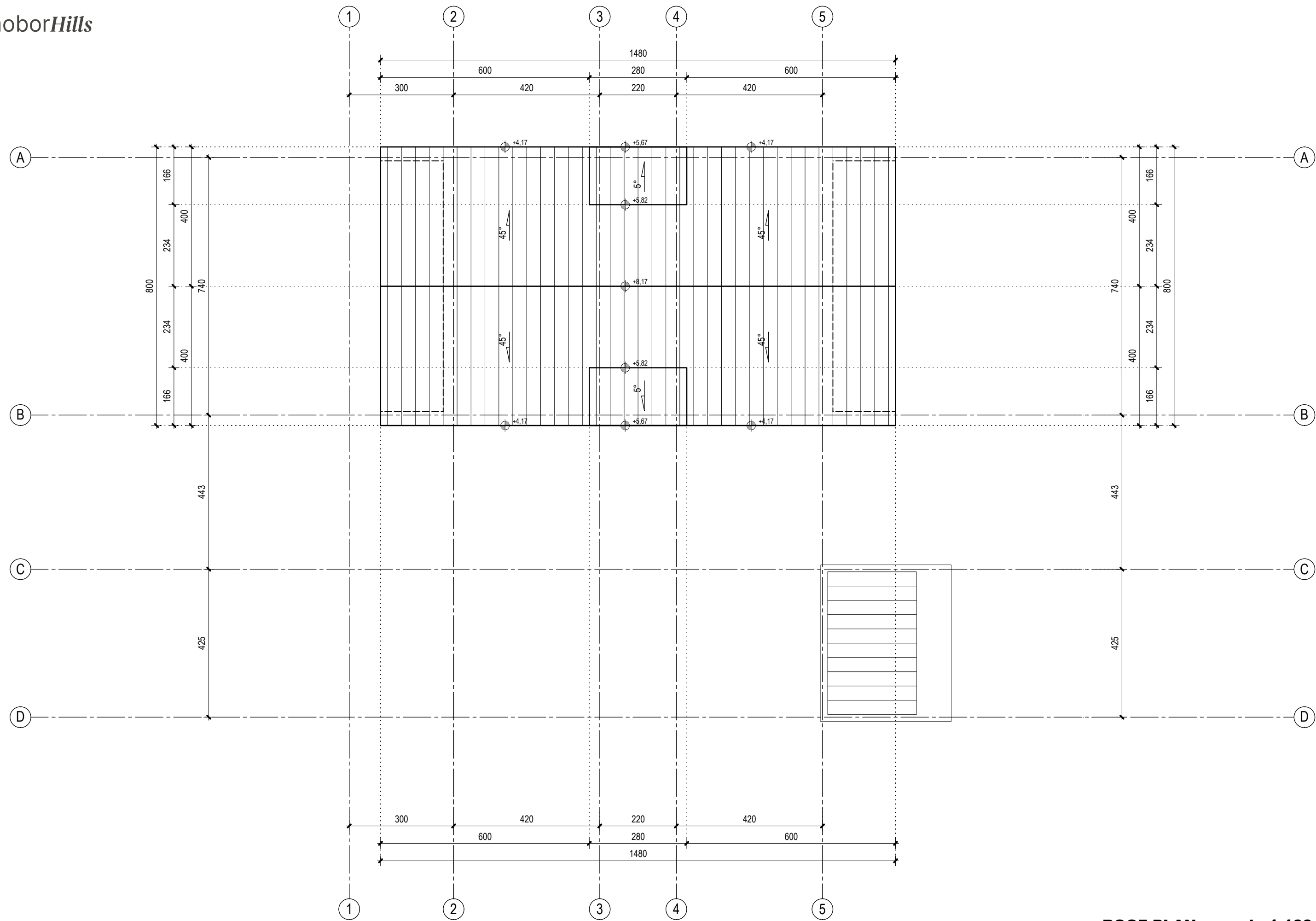
BASEMENT FLOOR PLAN ... scale 1:100



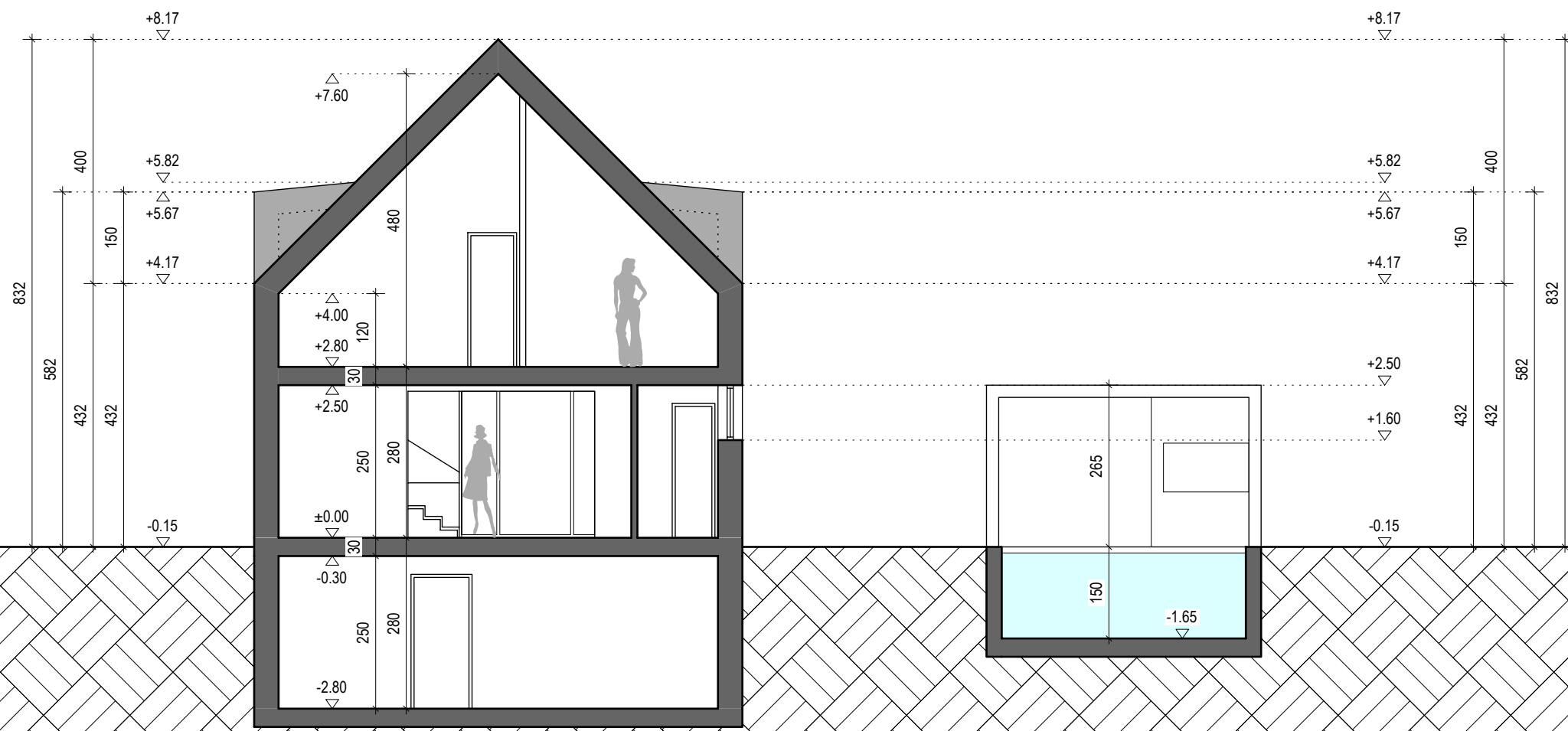
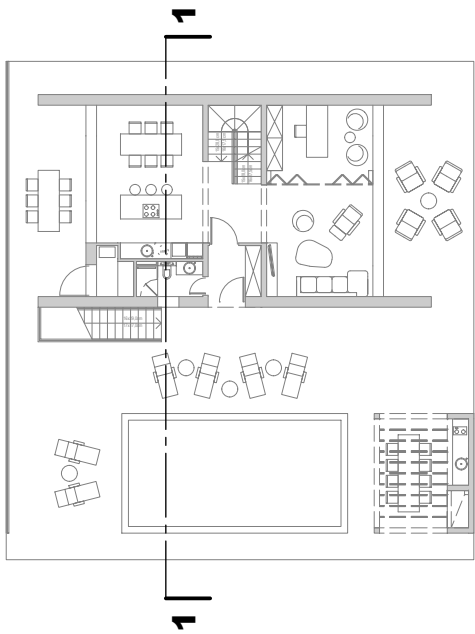
GROUND FLOOR PLAN ... scale 1:100



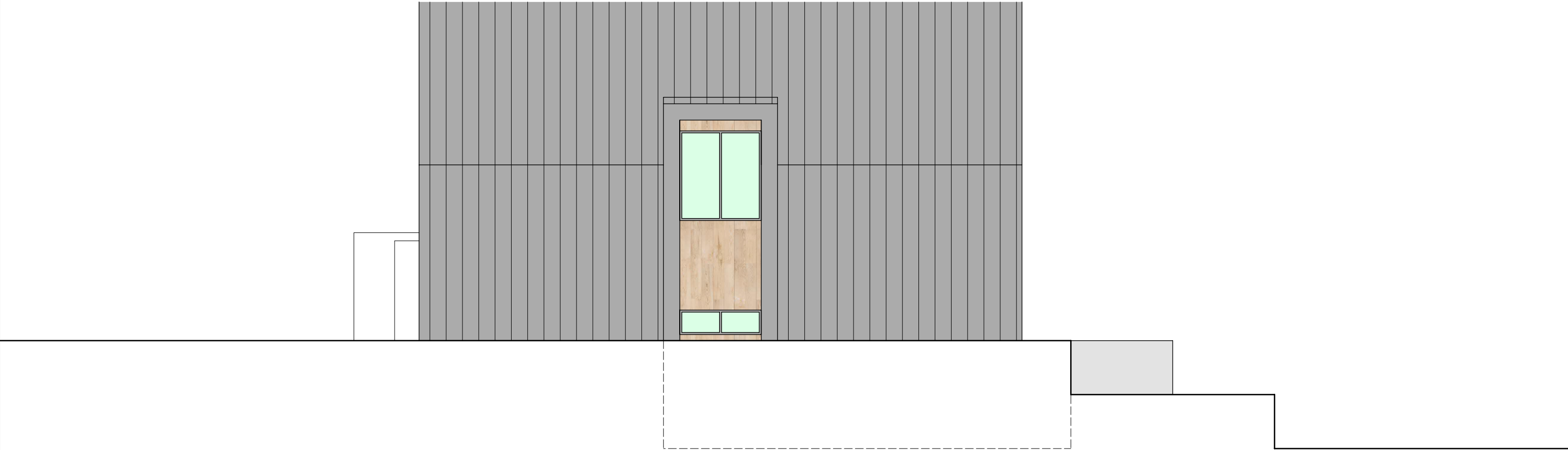
ATTIC FLOOR PLAN ... scale 1:100

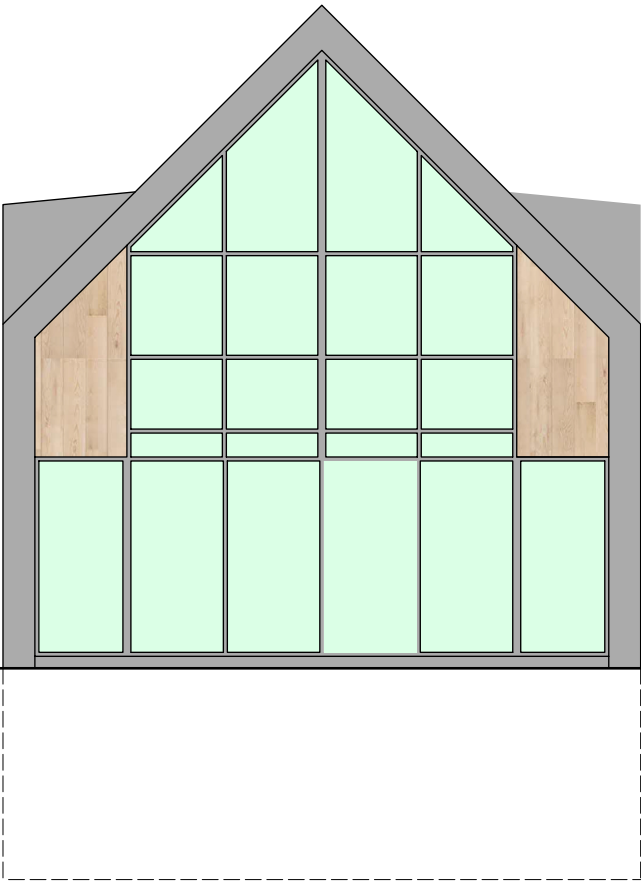


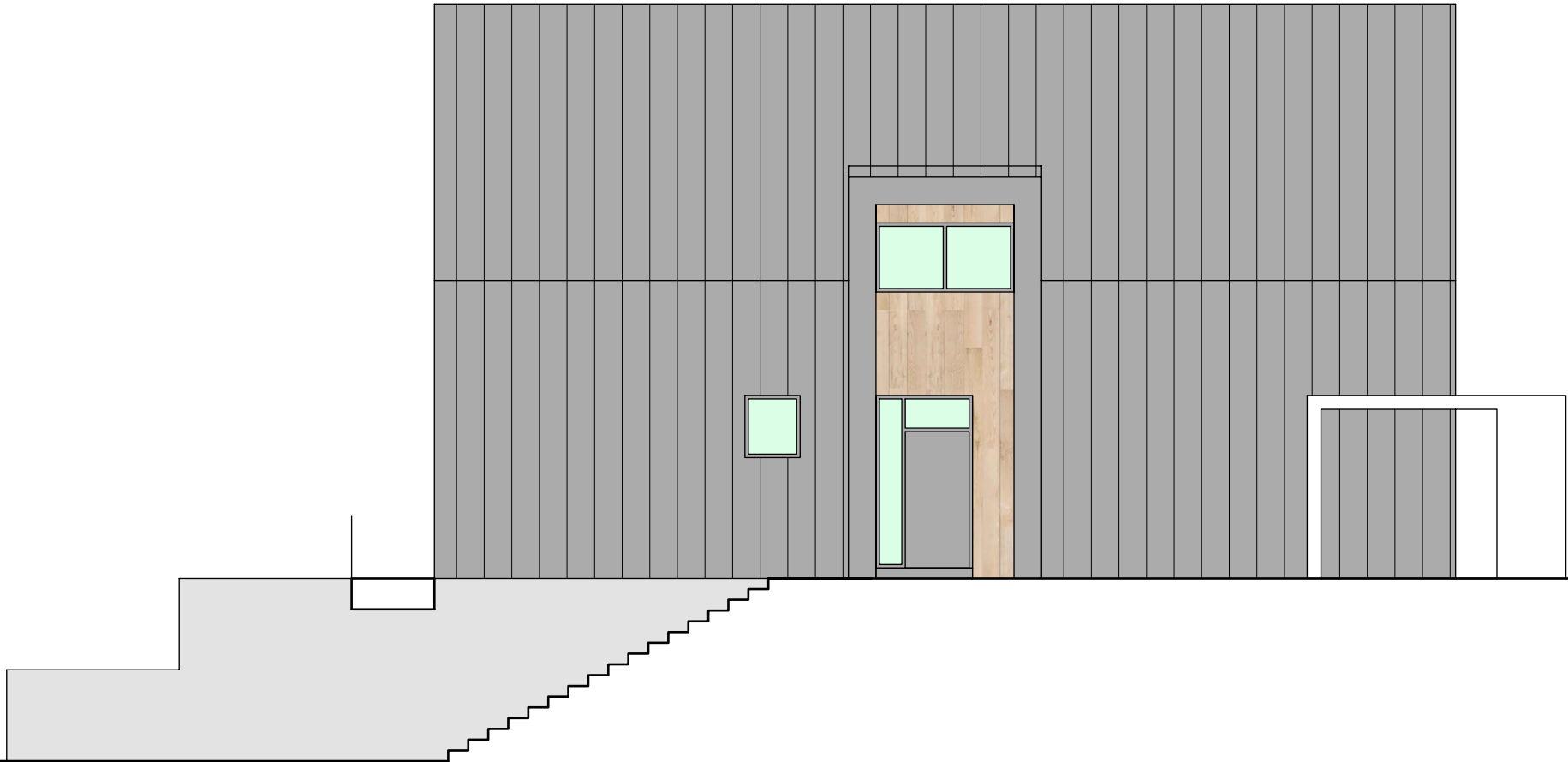
ROOF PLAN ... scale 1:100











NET AREA			
BASEMENT NET AREA	area (m2)	coef.	area with coef. (m2)
garage	48.96 m2	1.00	48.96 m2
staircase	8.32 m2	1.00	8.32 m2
laundry	5.88 m2	1.00	5.88 m2
BASEMENT NET AREA TOTAM			63.16 m2
GROUND FLOOR NET AREA	area (m2)	coef.	area with coef. (m2)
entrance	3.84 m2	1.00	3.84 m2
bathroom	3.17 m2	1.00	3.17 m2
sauna	2.33 m2	1.00	2.33 m2
kitchen and dinning room	26.25 m2	1.00	26.25 m2
staircase	4.99 m2	1.00	4.99 m2
living room	19.46 m2	1.00	19.46 m2
office	12.00 m2	1.00	12.00 m2
GROUND FLOOR NET AREA TOTAL			72.04 m2
ATTIC FLOOR NET AREA	area (m2)	coef.	area with coef. (m2)
staircase	3.74 m2	1.00	3.74 m2
hallway	3.83 m2	1.00	3.83 m2
bedroom	14.14 m2	1.00	14.14 m2
bedroom	14.14 m2	1.00	14.14 m2
bathroom	4.95 m2	1.00	4.95 m2
bedroom	15.90 m2	1.00	15.90 m2
walk in closet	5.04 m2	1.00	5.04 m2
bathroom	5.32 m2	1.00	5.32 m2
ATTIC FLOOR NET AREA TOTAL			67.06 m2
RECAPITULATION OF NET AREAS			
BASEMENT			63.16 m2
GROUND FLOOR			72.04 m2
ATTIC FLOOR			67.06 m2
TOTAL			202.26 m2

GROSS AREA			
	closed areas	open areas	total
BASEMENT	80.00 m2	0.00 m2	80.00 m2
GROUND FLOOR	89.60 m2	0.00 m2	89.60 m2
ATTIC FLOOR	59.60 m2	0.00 m2	59.60 m2
TOTAL	229.20 m2	0.00 m2	229.20 m2

URBAN PLANNING PARAMETERS			
PLOTA - T.D. 87/24-A -FAMILY HOUSEA			
BUILDING AREASOF A SETTLEMENT- RESIDENTIAL PURPOSE- UNBUILTDED			
	regulation		realization
Minimal area of a construction plot	min.	400.00 m2	820.34 m2
Minimal width of a construction plot	min.	14	34.69
Maximum gross area construction	max.	400.00 m2	229.20 m2
Maximum number of residential units	max.	3 RU	1 RU
Height restrictions (maximum floors)		Hmax. = 9m B+GF+1F+AT	H=6.97m, B+GF+AT
floor construction coefficient (kig)	max.	0.3	floor plan area 115.20 m2 kig = 0.1404
Distancefrom the regulation line	min.	5m	6.25
Distancefrom neighbouring plots	min.	3m	6
Minimum amount of parking spots	min.	1,5 PS/RU	2

URBAN PLANNING PARAMETERS			
PLOTB - T.D. 87/24-B -FAMILY HOUSEB			
BUILDING AREASOF A SETTLEMENT- RESIDENTIAL PURPOSE- UNBUILTDED			
	regulation		realization
Minimal area of a construction plot	min.	400.00 m2	822.25 m2
Minimal width of a construction plot	min.	14	29
Maximum gross area construction	max.	400.00 m2	229.20 m2
Maximum number of residential units	max.	3 RU	1 RU
Height restrictions (maximum floors)		Hmax. = 9m B+GF+1F+AT	H=6.97m, B+GF+AT
floor construction coefficient (kig)	max.	0.3	floor plan area 118.40 m2 kig = 0.1440
Distancefrom the regulation line	min.	5m	6.97
Distancefrom neighbouring plots	min.	3m	5.8
Minimum amount of parking spots	min.	1,5 PS/RU	2

URBAN PLANNING PARAMETERS			
PLOT C- T.D. 87/24-C -FAMILY HOUSEC			
BUILDING AREASOF A SETTLEMENT- RESIDENTIAL PURPOSE- UNBUILTDED			
	regulation		realization
Minimal area of a construction plot	min.	400.00 m2	823.03 m2
Minimal width of a construction plot	min.	14	25.03
Maximum gross area construction	max.	400.00 m2	229.20 m2
Maximum number of residential units	max.	3 RU	1 RU
Height restrictions (maximum floors)		Hmax. = 9m B+GF+1F+AT	H=6.97m, B+GF+AT
floor construction coefficient (kig)	max.	0.3	floor plan area 118.40 m2 kig = 0.1439
Distancefrom the regulation line	min.	5m	6.09
Distancefrom neighbouring plots	min.	3m	4.98
Minimum amount of parking spots	min.	1,5 PS/RU	2

