



MODERAN ARHITEKTONSKI IZRAZ I
SAVREMENI GRADJEVINSKI MATERIJALI,
ZA ŽIVOT SA STILOM!

STAMBENO-
POSLOVNI OBJEKAT
Su+P+4+Pk

Laze Kostića br.1, Novi Sad



početak radova

OKTOBAR 2009.

rok završetka radova

OKTOBAR 2010.

br. građevinske dozvole

V-351-4474/2009.

od 21.09.2009.

objekat **STAMBENO - POSLOVNI OBJEKAT Su+P+4+Pk**
Ulica Laze Kostića br.1, Novi Sad
na kat. parceli br.983/1, K.O. Novi Sad II

investitor i
izvođač
radova **D.O.O. "DIJAGONALA" NOVI SAD**
Radnička 28, Novi Sad
tel.: 021/450-900, 021/6420-300, 063/495-104
www.dijagonala.com

projektant **Biro za projektovanje i inženjering**
"STUDIO I", Novi Sad, Bulevar oslobođenja 65
Odg. projektant Milan KOVAČEVIĆ, dipl.ing.arh.

SADRŽAJ

- 02-03 str lokacija i koncept
- 04-05 str garsonjera: 30,10 m²
- 06-07 str dvosoban: 55,41 m²
- 08-09 str dvosoban: 42,71 m²
- 10-11 str dvosoban: 44,59 m²
- 12-13 str dvosoban: 46,16 m²
- 14-15 str dvosoban: 49,84 m²
- 16-17 str trosoban: 99,43 m²
- 18-19 str četvorosoban S06: 108,84 m²
- 20-21 str garsonjera S23: 25,00 m²
- 22-23 str duplex S30: 76,82 m²
- 24-25 str duplex S33: 92,02 m²
- 26-27 str duplex S34: 64,91 m²
- 28-29 str o nama i kontakt



LOKACIJA

BUDUĆI OBJEKT NALAZI SE NA JEDNOJ OD NAJATRAKTIVNIJIH LOKACIJA U GRADU, U POZNATOJ ZLATARSKOJ ULICI. DO CENTRA GRADA UDALJEN JE SVEGA NEKOLIKO MINUTA LAGANOG HODA, A TAKOĐE ISTO I OD POPULARNOG NOVOSADSKOG SPENSA.

Objekat je lociran na parceli broj 983/1 K.O. Novi Sad II u ulici Laze Kostića br.1 u Novom Sadu. Postavljen je na regulacionu liniju, na uglu ulica Železnička i Laze Kostića.

Projektovani objekat je svojim arhitektonskim izrazom usklađen sa ambijentalnim karakteristikama. Okruženja ali u savremenoj interpretaciji sa nepretencioznom arhitekturom jasnog, smirenog izraza i jednostavnih geometrijskih formi. Arhitektonsku formu objekta smo podredili uklapanju u zatečeni kontekst, tražeći inspiraciju u modernističkoj tradiciji Novog Sada.

LOCATION

THE FUTURE BUILDING IS LOCATED ON ONE OF THE MOST ATTRACTIVE SITES IN THE CITY – IN THE STREET FAMOUS FOR JEWELRY SHOPS. IT IS ONLY A FEW MINUTE'S WALK AWAY FROM THE CITY CENTRE AND FROM THE POPULAR SPORTS CENTRE OF NOVI SAD – SPENS.

THE BUILDING IS LOCATED ON THE PARCEL NO. 983/1 OF THE REGISTRATION AREA OF NOVI SAD II IN THE STREET LAZE KOSTIĆA NO. 1 IN NOVI SAD. IT IS SITUATED ON THE REGULATION LINE AT THE CORNER OF ŽELEZNIČKA STREET AND LAZE KOSTIĆA STREET.

THE ARCHITECTURAL EXPRESSION OF THE BUILDING HAS BEEN DESIGNED TO BE IN ACCORDANCE WITH THE SURROUNDING ARCHITECTURE, BUT ALSO WITH THE MODERN INTERPRETATION OF UNPRETENTIOUS ARCHITECTURE OF CLEAR AND CALM EXPRESSION AND SIMPLE GEOMETRICAL FORMS. THE ARCHITECTURAL FORM OF THE BUILDING HAS BEEN ADJUSTED TO FIT INTO THE EXISTING CONTEXT, INSPIRED BY THE MODERNIST TRADITION OF NOVI SAD.

KONCEPT

STAMBENO-POSLOVNI OBJEKAT, SPRATNOSTI SU+P+4+PK, NAMENJEN JE KUPCIMA KOJI ZAHTEVAJU ISTINSKI KVALITET STANOVANJA I POSLOVANJA.

U oblikovanju objekta upotrebljen je moderan arhitektonski izraz i savremeni građevinski materijali.

Ulaz u objekat je, preko vetrobrana, sa trotoara ulice Laze Kostić. Za prilaz stanovima koji se nalaze na spratovima i potkrovlju predviđeno je dvokrako stepenište i putnički lift. U prizemlju objekta projektovano je 9 lokala. U OBJEKTU IMA UKUPNO 33 STAMBENIH JEDINICA I TO 5 NA PRVOM, A PO 7 NA II, III I IV SPRATU KAO I NA POTKROVNOJ ETAŽI, GDE SU OD 7 STANOVA 6 DUPEKSI. Prosečna veličina stambene jedinice je 62,80 m².

Za svaku stambenu jedinicu obezbeđeno je parking mesto sa video monitoringom, udaljeno svega 100 m od zgrade.

CONCEPT

THIS RESIDENTIAL AND BUSINESS BUILDING HAS THE FOLLOWING FLOORS: BASEMENT + GROUND FLOOR + 4 FLOORS + ATTIC; IT HAS BEEN DESIGNED FOR BUYERS WHO DEMAND REAL QUALITY OF LIVING AND WORKING SPACE.

THE BUILDING WAS DESIGNED WITH THE MODERN ARCHITECTURAL EXPRESSION AND CONTEMPORARY CONSTRUCTION MATERIALS.

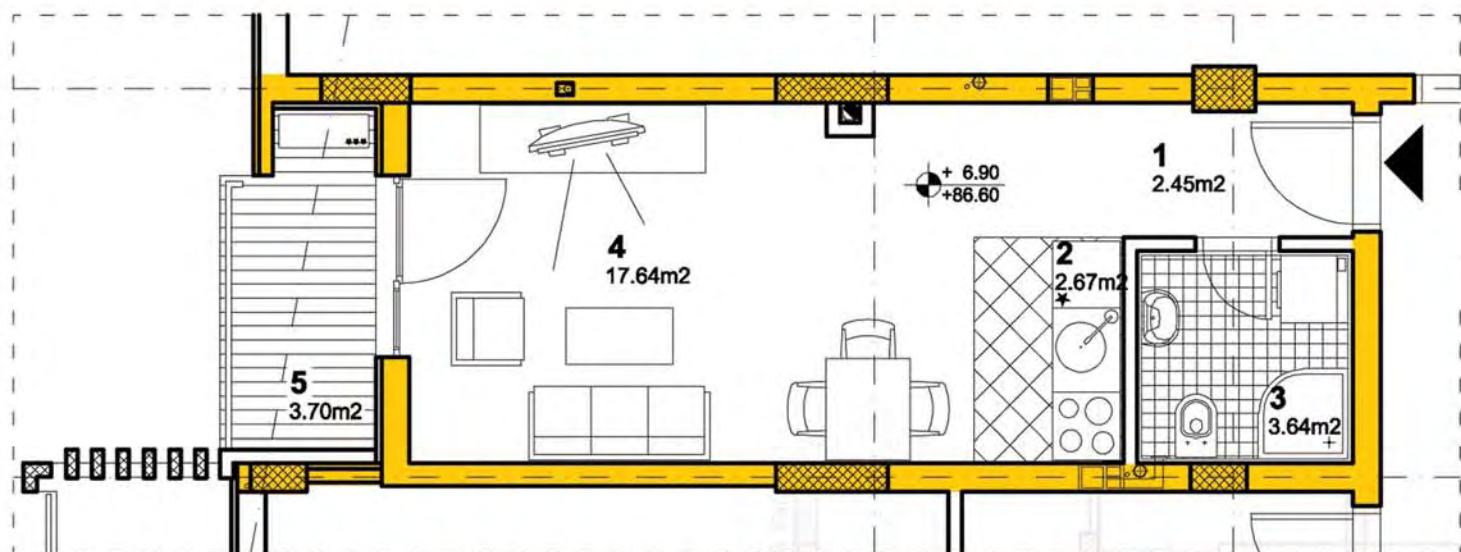
IT IS TO BE ENTERED, OVER A WINDSCREEN, FROM THE PAVEMENT OF LAZE KOSTIĆA STREET. THE FLOOR AND ATTIC APARTMENTS CAN BE REACHED BY TWO-FLIGHT STAIRS PER FLOOR AND BY A PASSENGER ELEVATOR. THE GROUND FLOOR OF THE BUILDING IS DESIGNED FOR 9 SHOPS. THE BUILDING HAS 33 RESIDENTIAL UNITS IN TOTAL, AS FOLLOWS: 5 ON THE FIRST FLOOR, AND 7 ON THE FLOORS II, III AND IV EACH. IN THE LOFT THERE ARE 7 APARTMENTS, 6 OF WHICH ARE DUPLEX. THE AVERAGE FLOOR AREA OF EACH RESIDENTIAL UNIT IS 62.80M².

FOR EACH HOUSING UNIT THERE IS ALSO A PARKING SPACE WITH VIDEO MONITORING, LOCATED ONLY 100m FROM THE BUILDING.



GARSONJERA 30.10 m²

Ulica Železnička





GARSONJERA

ozn.	namena	m2
1	ulaz	2.45
2	kuhinja	2.67
3	kupatilo	3.64
4	dnevna soba	17.64
5	terasa	3.70

UKUPNA POVRŠINA STANA 30.10 m2

GARSONJERA

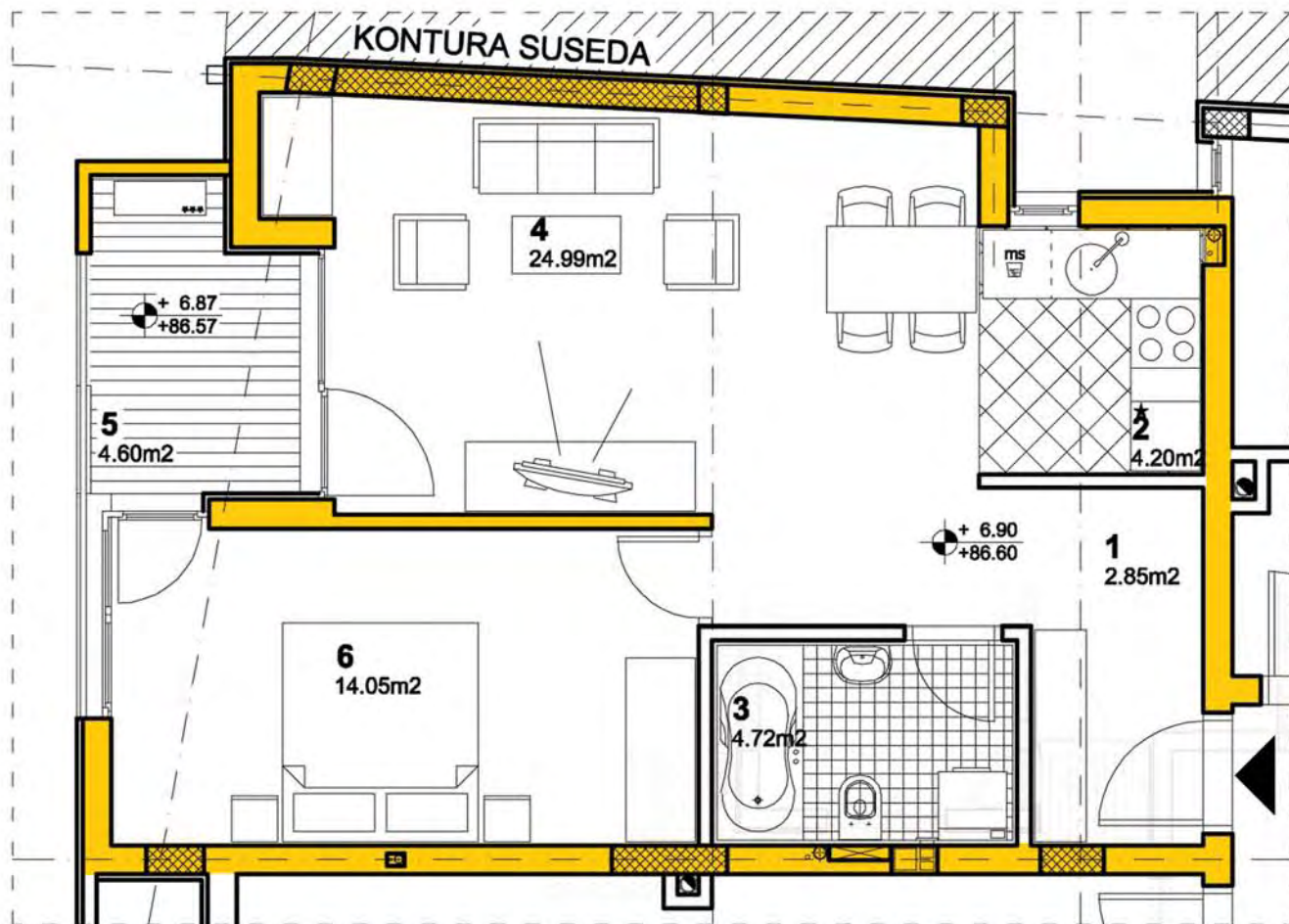
Laze Kostića 1
Novi Sad





DVOSOBAN 55.41m²

Ulica Železnička





ULICA LAZE KOSTIĆA

DVOSOBAN

ozn.	namena	m2
1	ulaz	2.85
2	kuhinja	4.20
3	kupatilo	4.72
4	dnevna soba	24.99
5	terasa	4.60
6	spavaća soba	14.05
UKUPNA POVRŠINA STANA		55.41 m2

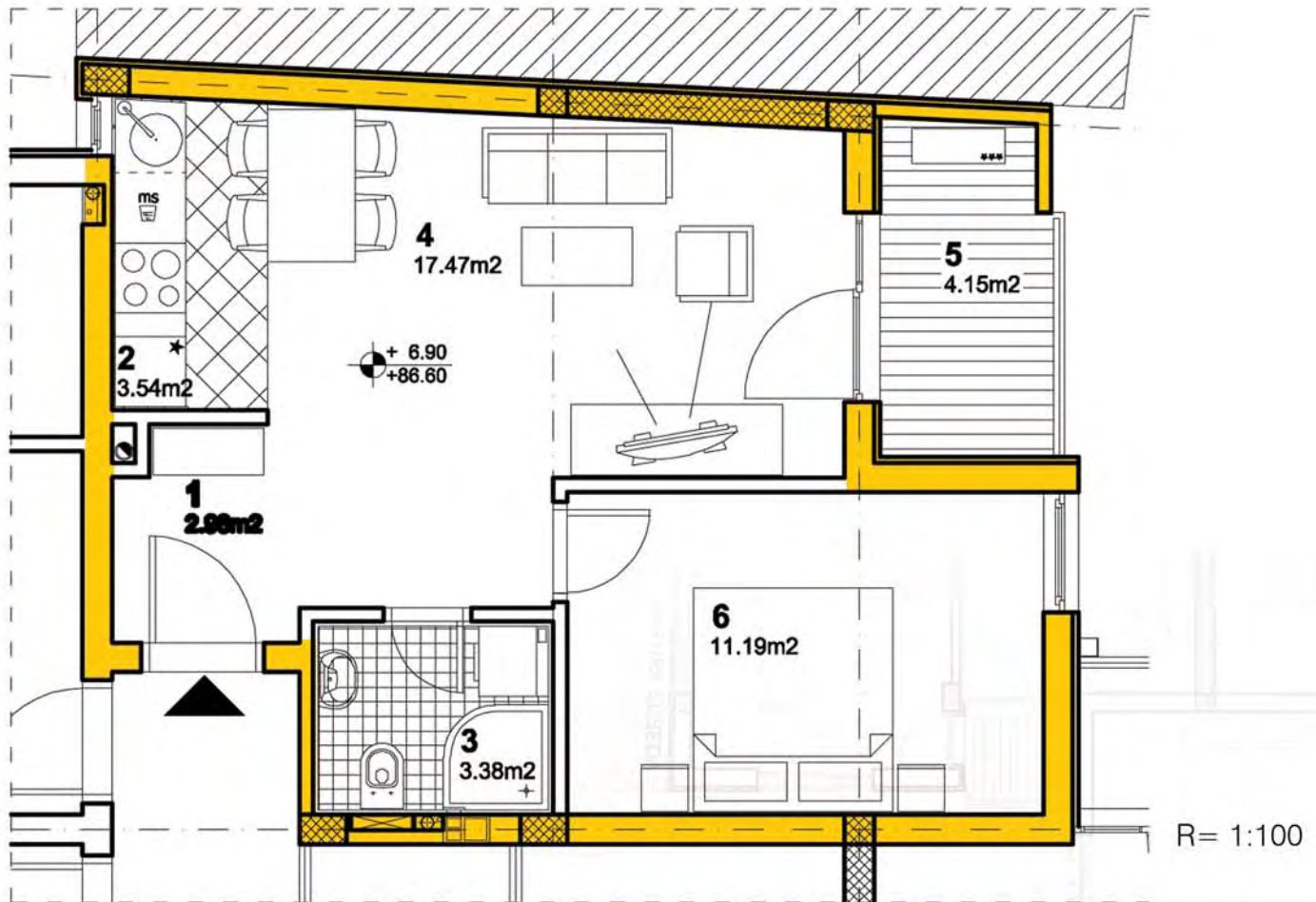


DVOSOBAN

Laze Kostića 1
Novi Sad



DVOSOBAN 42.71m²





DVOSOBAN

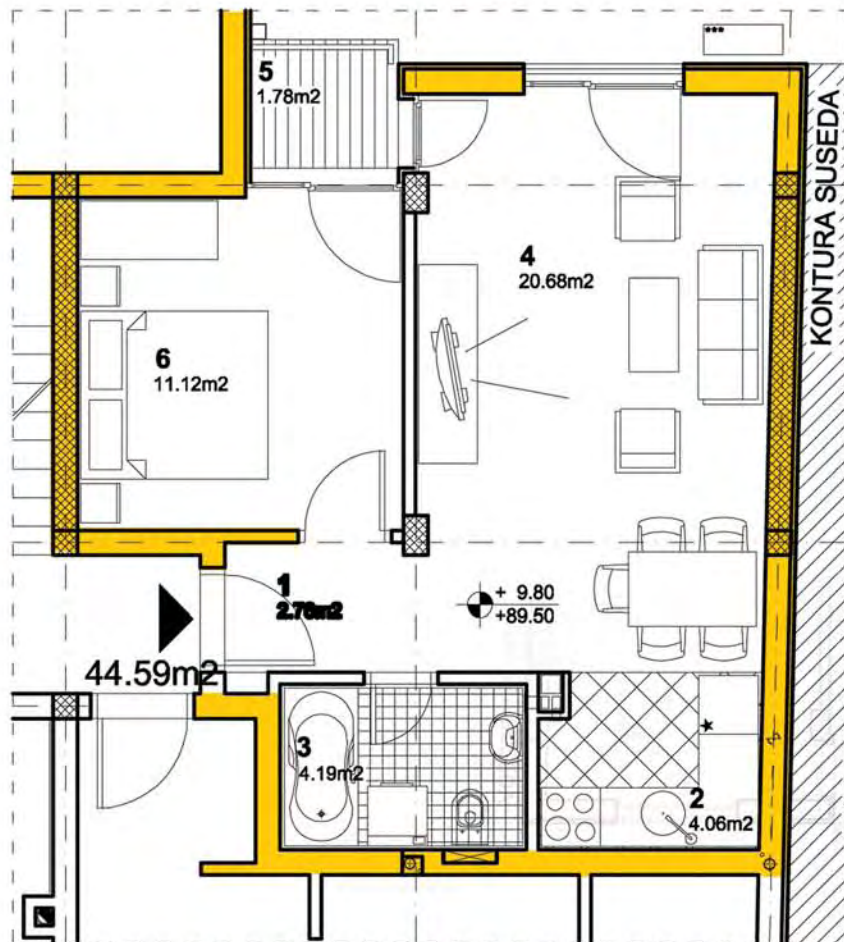
ozn.	namena	m2
1	ulaz	2.98
2	kuhinja	3.54
3	kupatilo	3.38
4	dnevna soba	17.47
5	terasa	4.15
6	spavaća soba	11.19
UKUPNA POVRŠINA STANA		42.71 m2

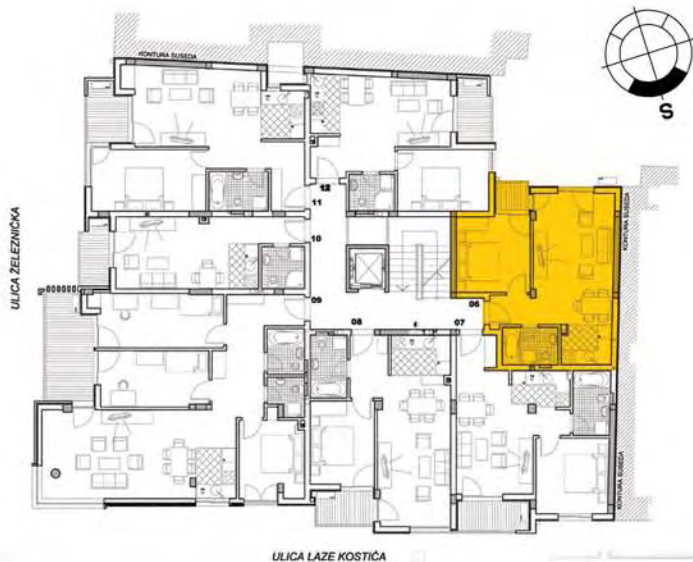
DVOSOBAN

Laze Kostića 1
Novi Sad



DVOSOBAN 44.59m²





ULICA LAZE KOSTIĆA

DVOSOBAN

ozn.	namena	m2
1	ulaz	2.76
2	kuhinja	4.06
3	kupatilo	4.19
4	dnevna soba	20.68
5	terasa	1.78
6	spavaća soba	11.12
UKUPNA POVRŠINA STANA		44.59 m2

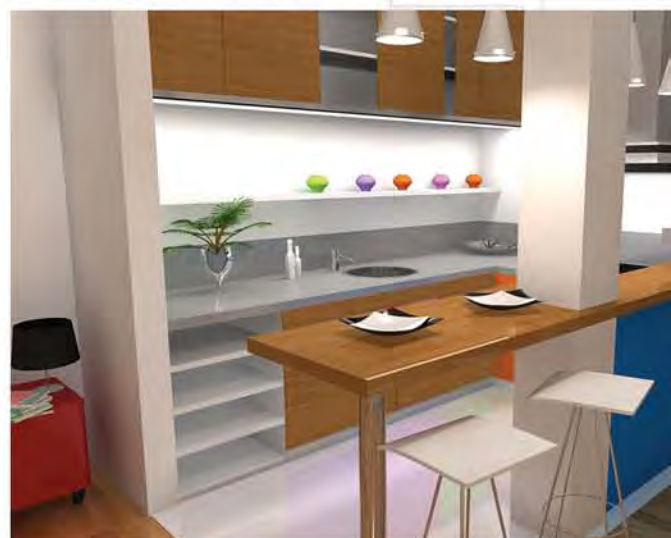
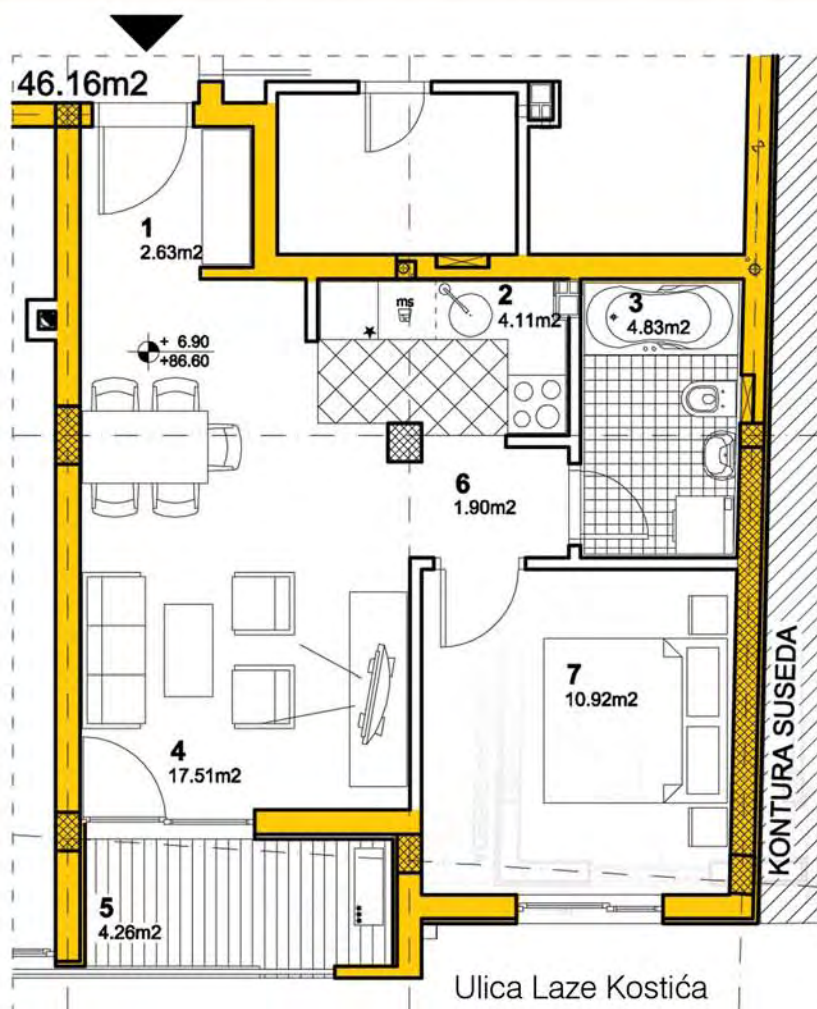


DVOSOBAN

Laze Kostića 1
Novi Sad



DVOSOBAN 46.16m²





ULICA LAZE KOSTIĆA

DVOSOBAN

ozn.	namena	m2
1	ulaz	2.63
2	kuhinja	4.11
3	kupatilo	4.83
4	dnevna soba	17.51
5	terasa	4.26
6	predsoblje	1.90
7	spavaća soba	10.92
UKUPNA POVRŠINA STANA		46.16 m2

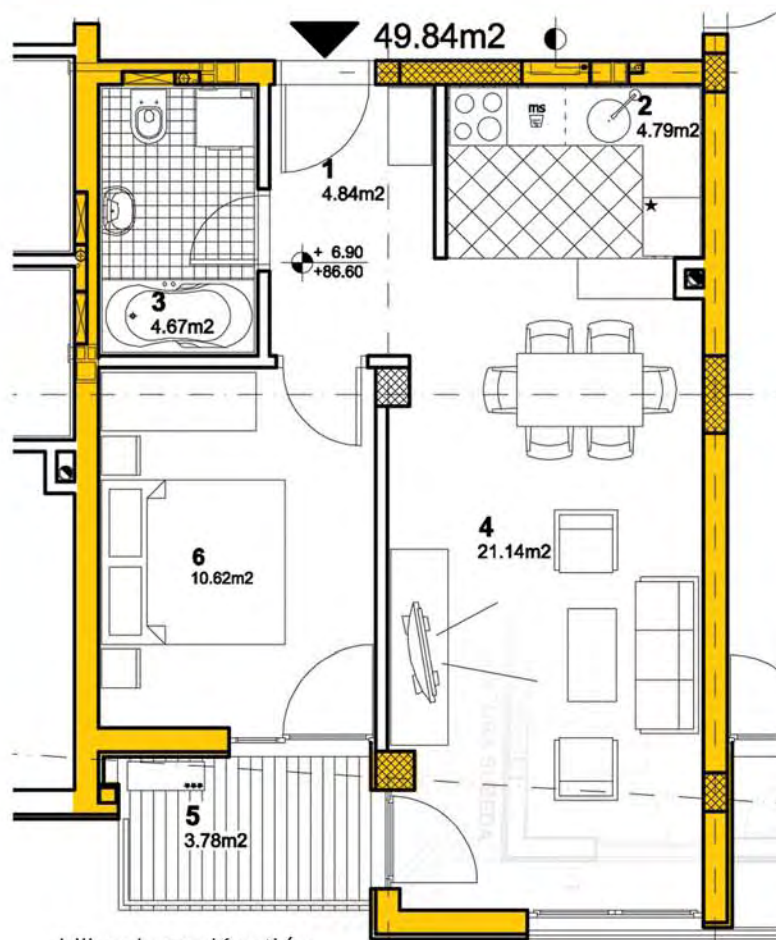


DVOSOBAN

Laze Kostića 1
Novi Sad

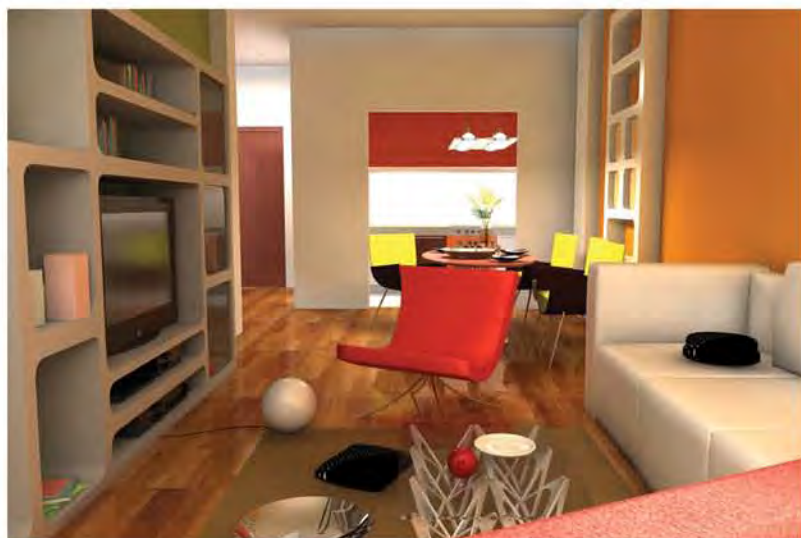


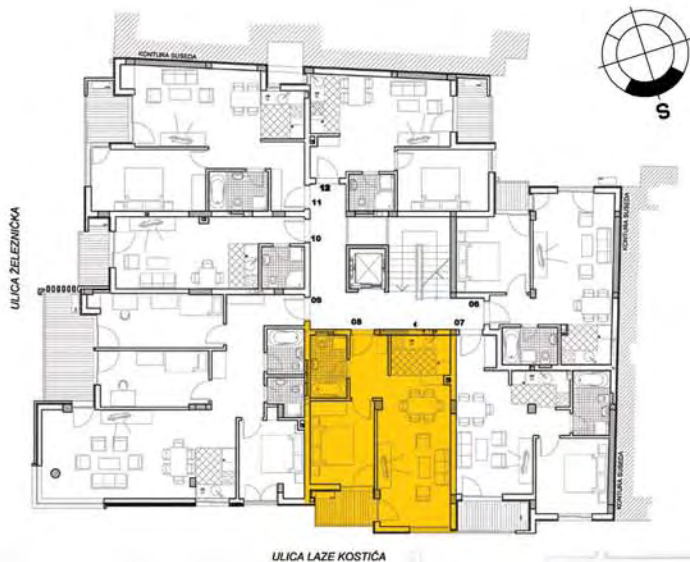
DVOSOBAN 49.84m²



Ulica Laze Kostića

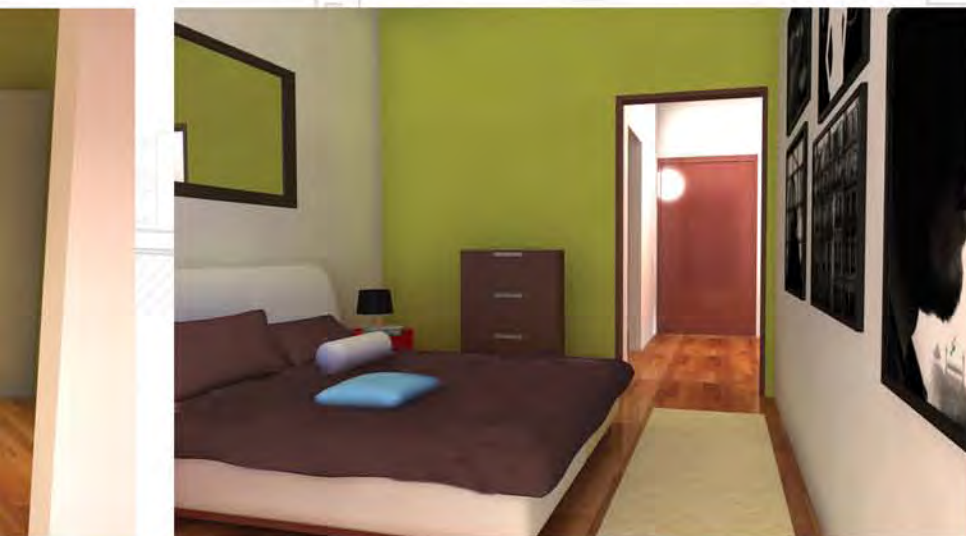
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DVOSOBAN

ozn.	namena	m2
1	ulaz	4.84
2	kuhinja	4.79
3	kupatilo	4.67
4	dnevna soba	21.14
5	terasa	3.78
6	spavaća soba	10.62
UKUPNA POVRŠINA STANA		49.84 m2

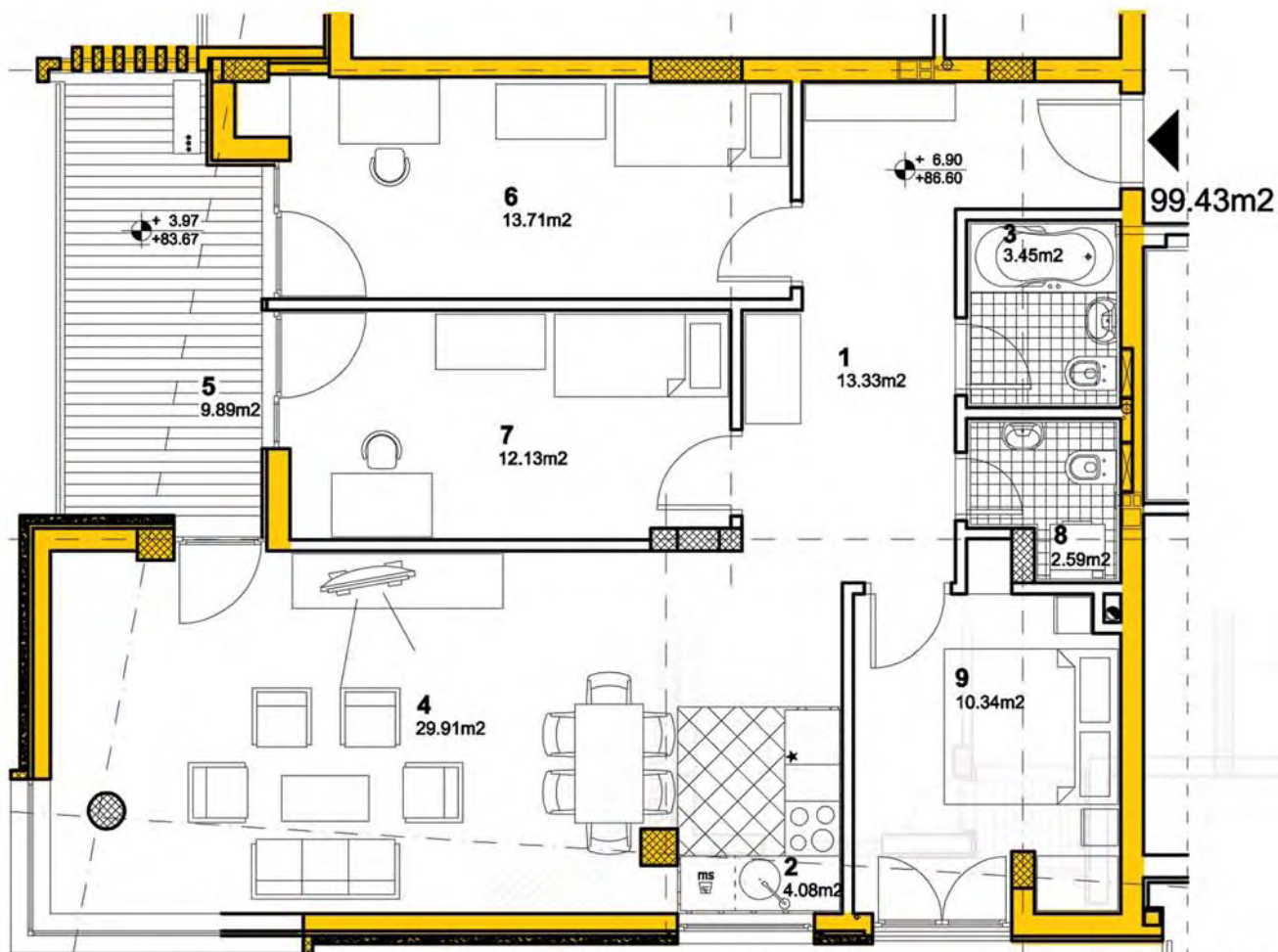


DVOSOBAN

Laze Kostića 1
Novi Sad



TROSOBAN 99.43m²



Ulica Laze Kostića

R= 1:100





ČETVOROSOBAN

ozn.	namena	m2
1	ulaz	13.33
2	kuhinja	4.08
3	kupatilo	3.45
4	dnevna soba	29.91
5	terasa	9.89

ozn.	namena	m2
6	spavaća soba	13.71
7	spavaća soba	12.13
8	wc	2.59
9	spavaća soba	10.34

UKUPNA POVRŠINA STANA

99.43 m2

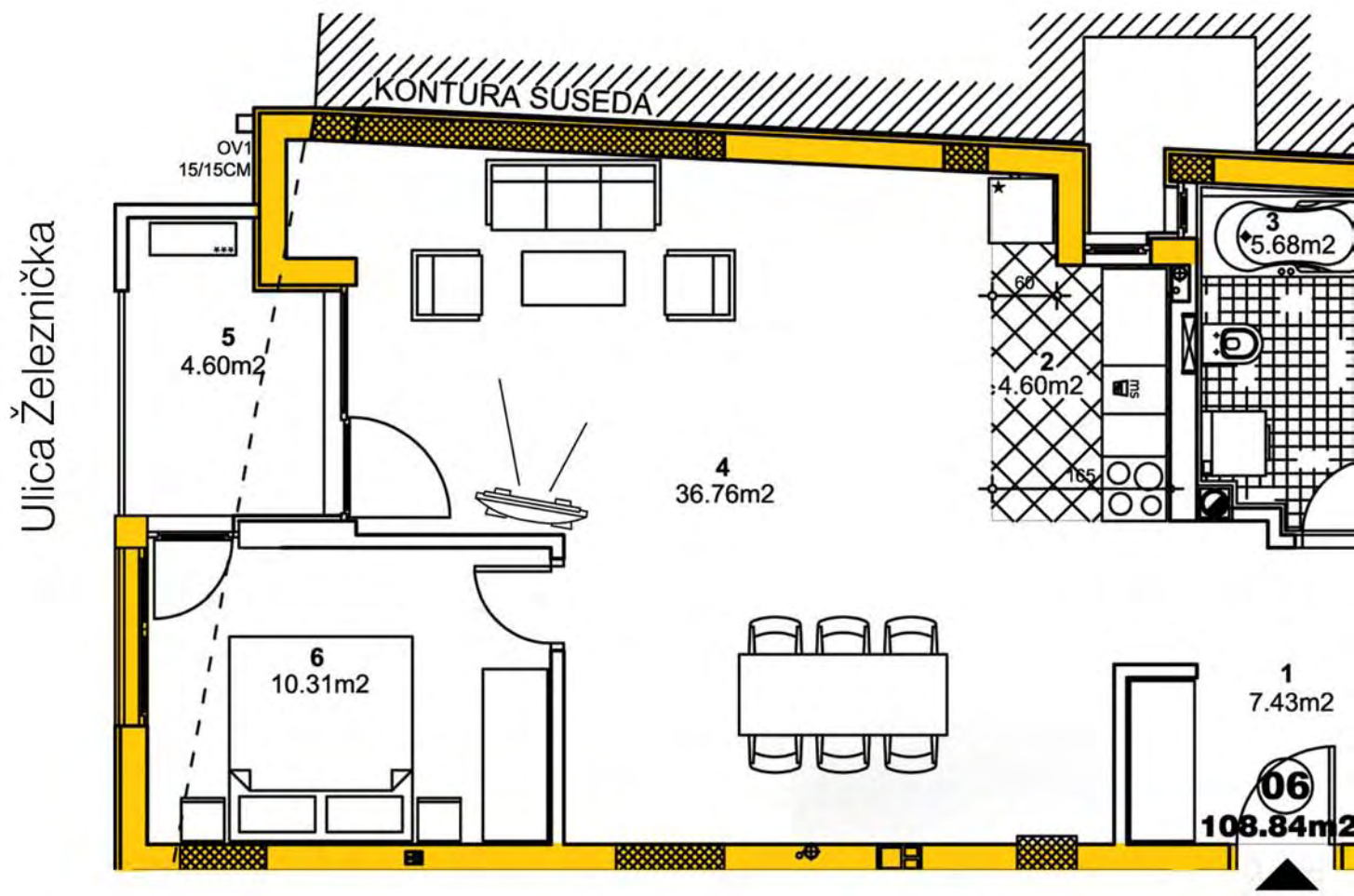


TROSOBAN

Laze Kostića 1
Novi Sad



STAN S06 ČETVOROSOBAN 108,84 m²

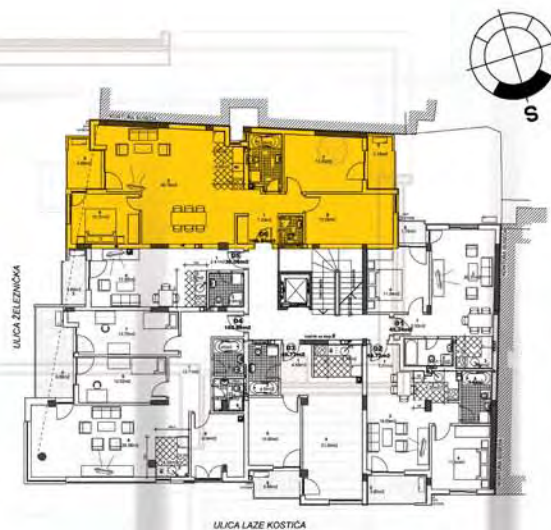
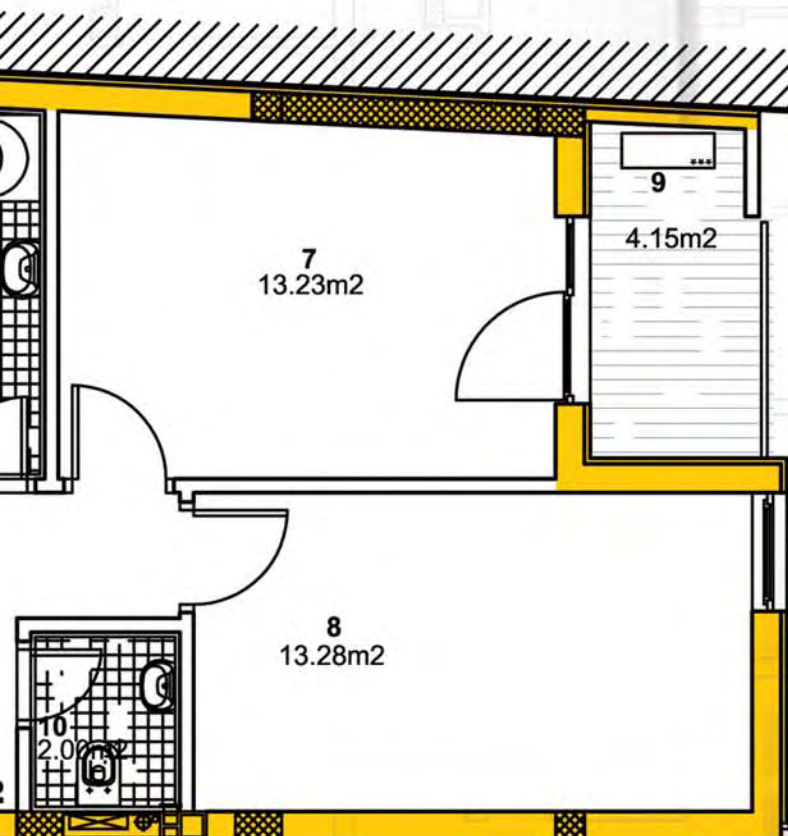


ČETVOROSOBAN

ozn	namena	m ²	ozn	namena	m ²
1	hodnik	7.43	6	spavaća soba	10.31
2	kuhinja	4.60	7	spavaća soba	13.23
3	kupatilo	5.68	8	spavaća soba	13.28
4	dnevna soba	36.76	9	terasa	4.15
5	terasa	4.60	10	wc	2.00

UKUPNA POVRŠINA STANA

108.84 m²

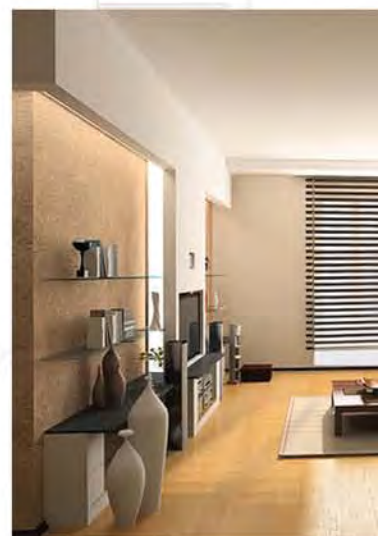
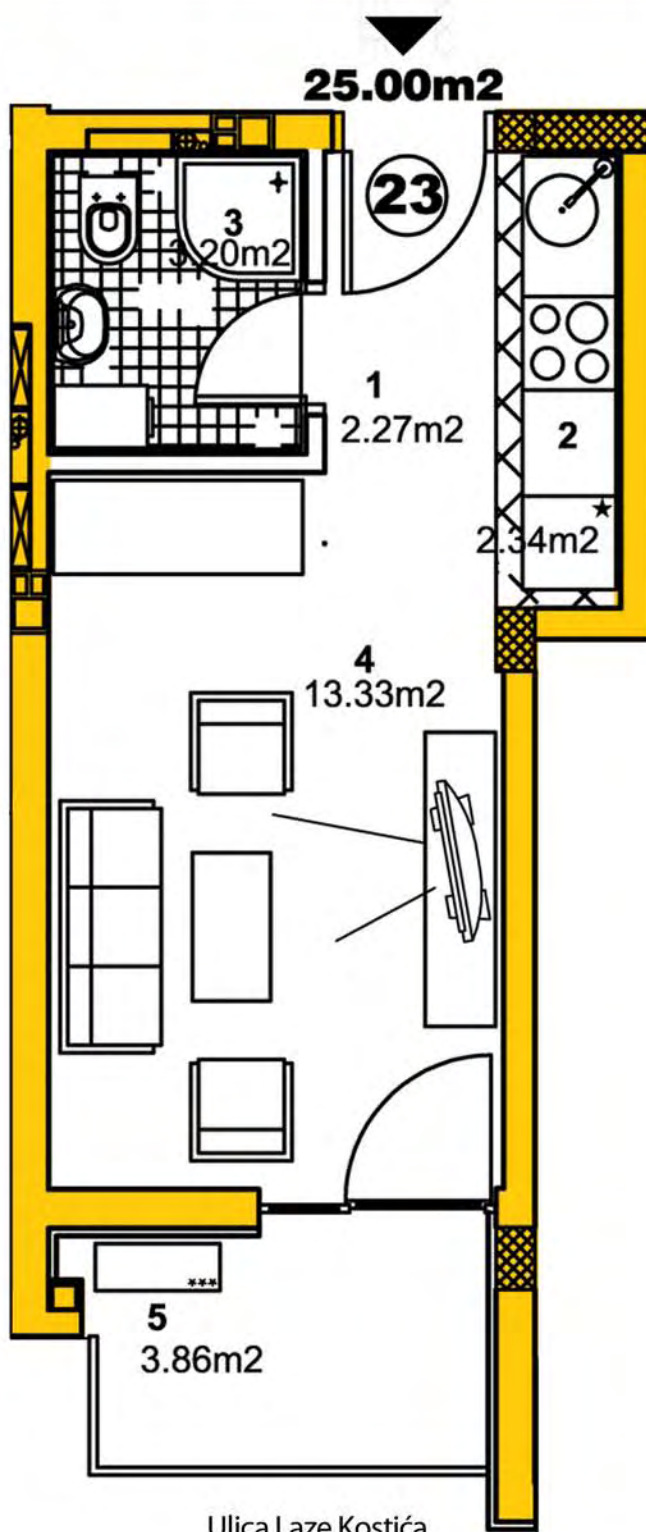


ČETVOROSOBAN

Laze Kostića 1
Novi Sad



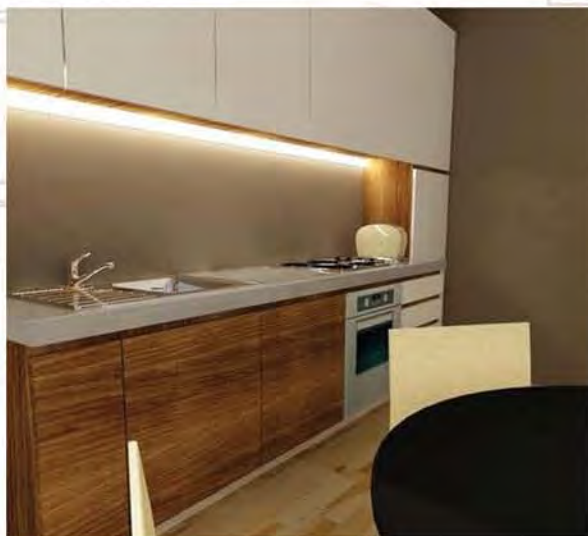
STAN S23 GARSONJERA 25.00 m²





GARSONJERA

ozn	namena	m2
1	hodnik	2.27
2	kuhinja	2.34
3	kupatilo	3.20
4	dnevna soba	13.33
5	terasa	3.86
UKUPNA POVRŠINA STANA		25.00 m2

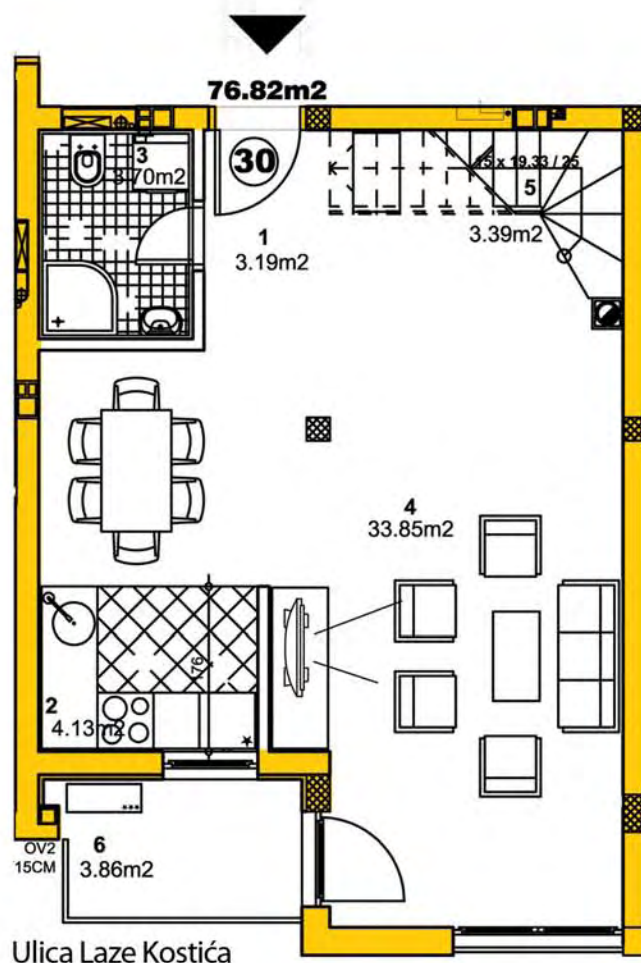


GARSONJERA

Laze Kostića 1
Novi Sad



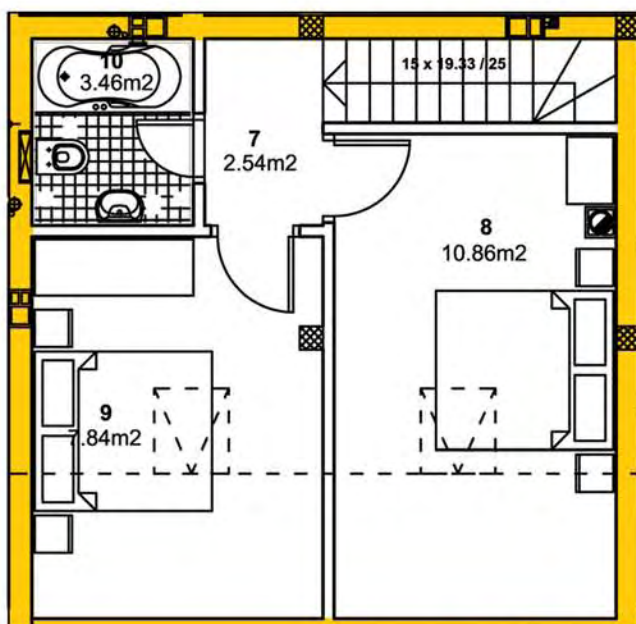
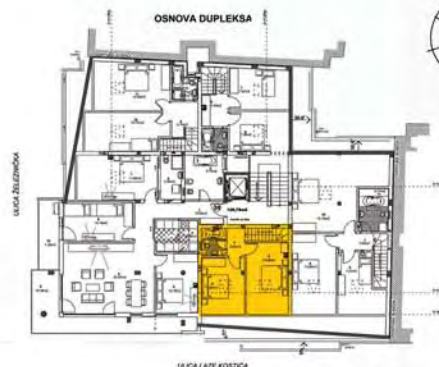
STAN S30 DUPLEX 76.82 m²



DUPLEX

ozn	namena	m ²	ozn	namena	m ²
1	hodnik	3.19	6	terasa	3.86
2	kuhinja	4.13	7	hodnik	2.54
3	kupatilo	3.70	8	spavaća soba	10.86
4	dnevna soba	33.85	9	spavaća soba	7.84
5	stepenište	3.39	10	kupatilo	3.46
UKUPNA POVRŠINA STANA		76.82 m ²			



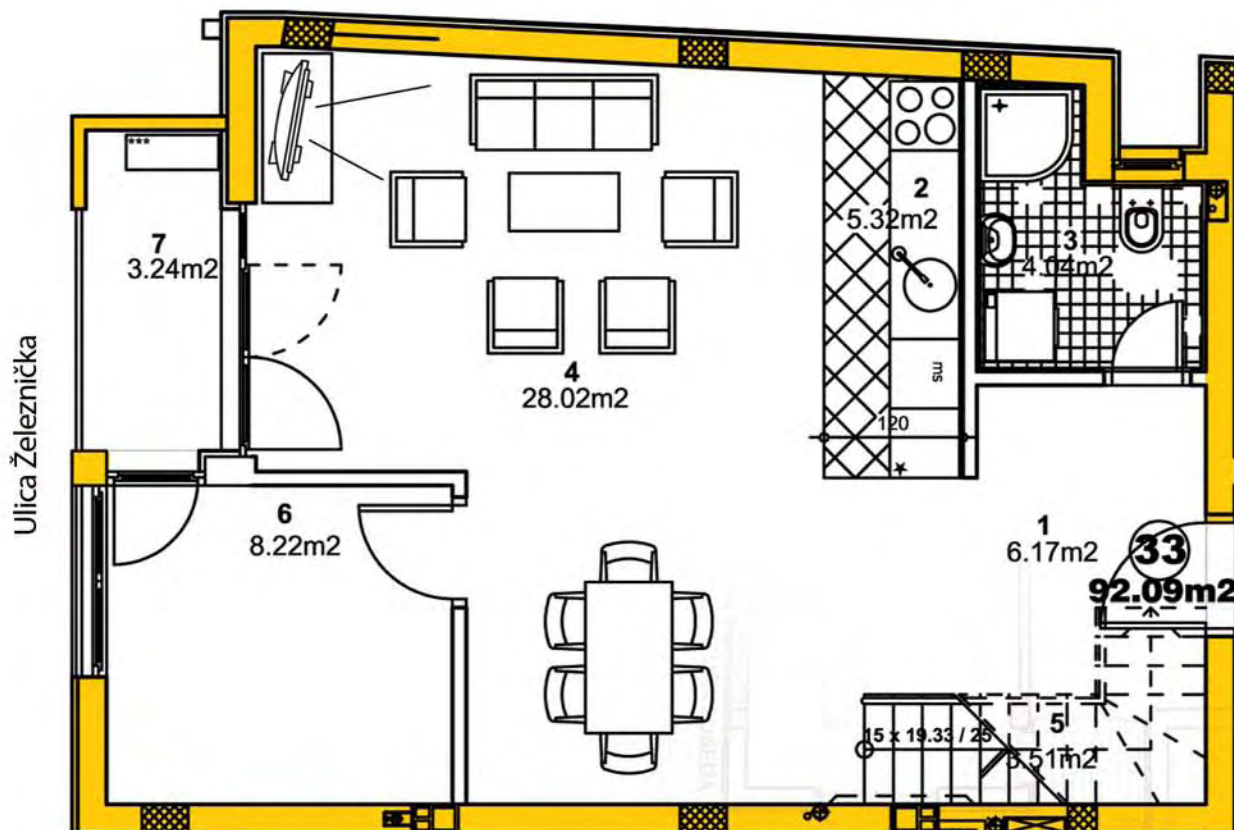


DUPLEX

Laze Kostića 1
Novi Sad



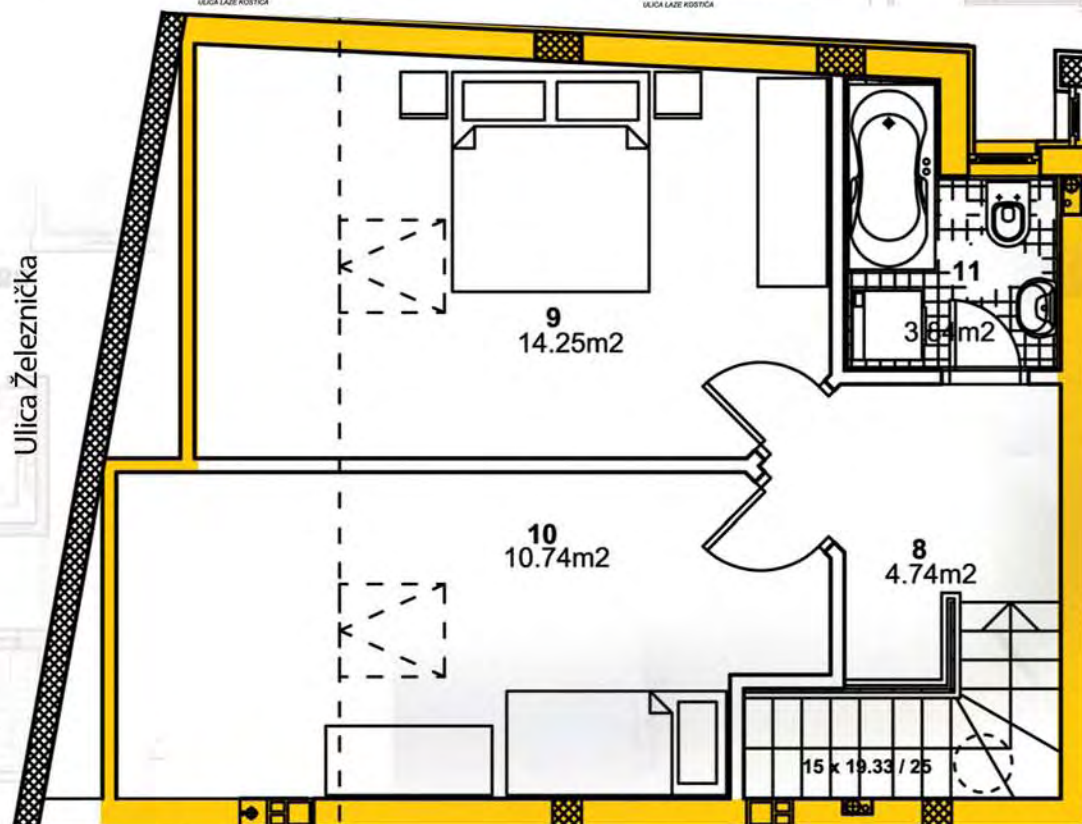
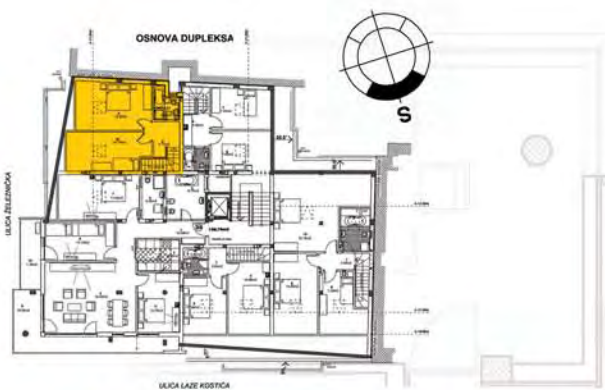
STAN S33 DUPLEX 92.09 m²



DUPLEX

ozn	namena	m ²	ozn	namena	m ²
1	hodnik	6.17	7	terasa	3.24
2	kuhinja	5.32	8	hodnik	4.74
3	kupatilo	4.04	9	spavaća soba	14.25
4	dnevna soba	28.02	10	spavaća soba	10.74
5	stepenište	3.51	11	kupatilo	3.84
6	spavaća soba	8.22	UKUPNA POVRŠINA STANA		92.09 m ²



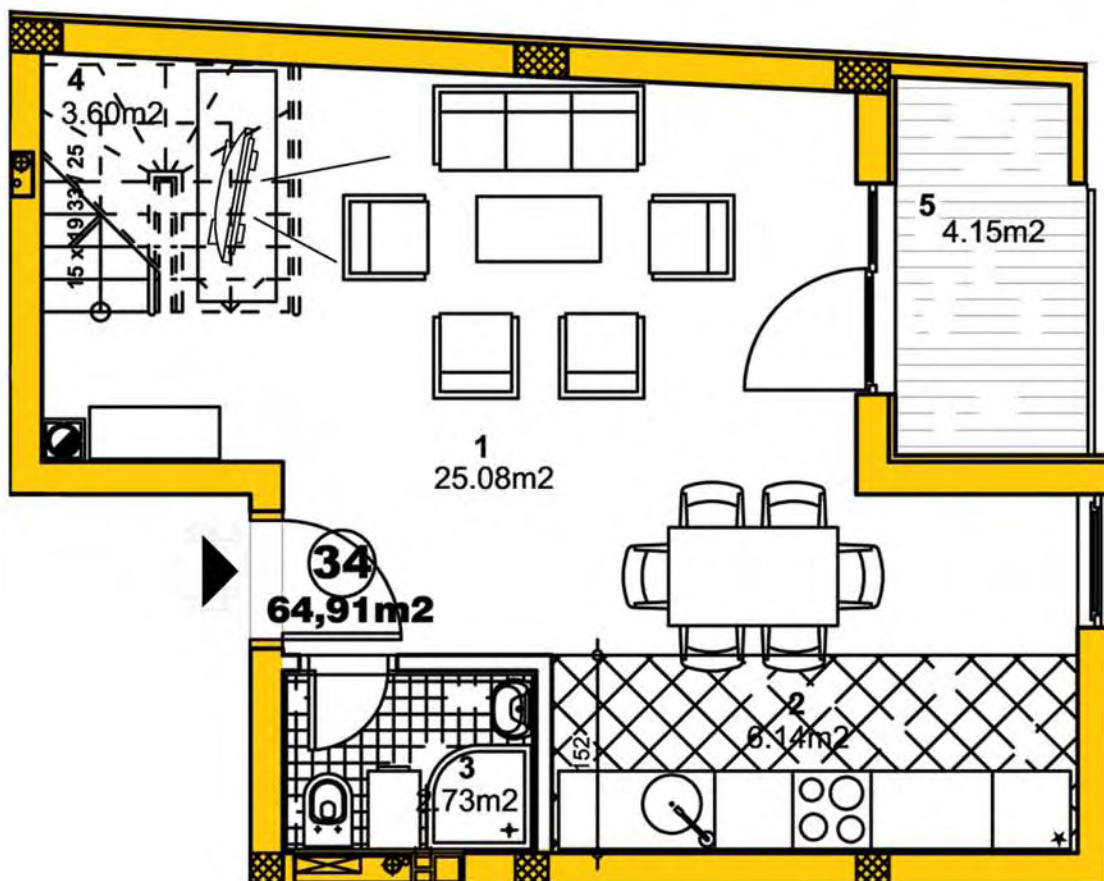


DUPLEX

Laze Kostića 1
Novi Sad



STAN S34 DUPLEX 64.91 m²



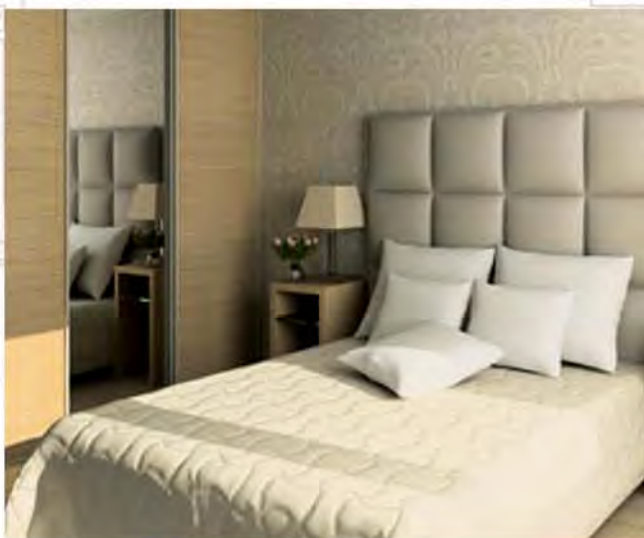
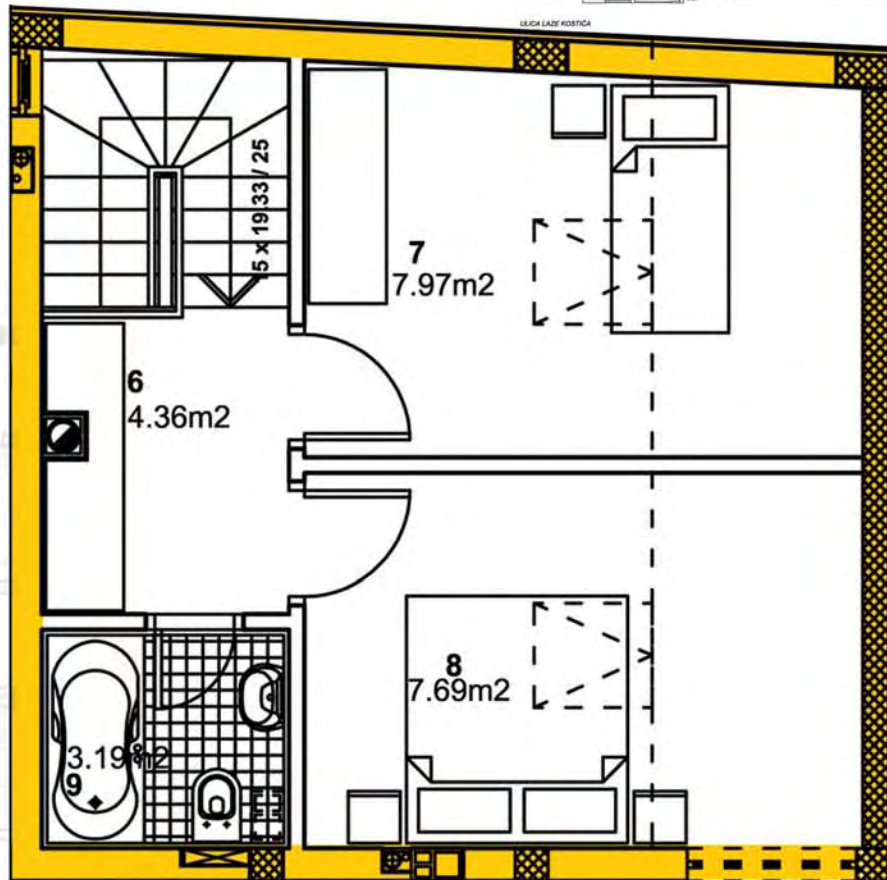
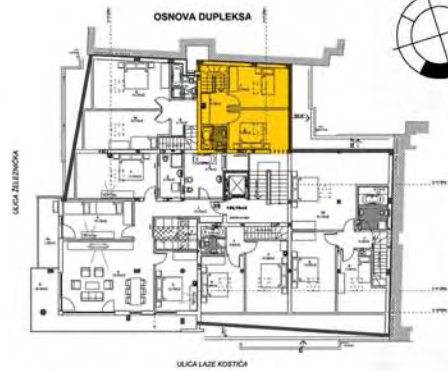
DUPLEX

ozn	namena	m ²	ozn	namena	m ²
1	dnevna soba	25.08	6	hodnik	4.36
2	kuhinja	6.14	7	spavaća soba	7.97
3	kupatilo	2.73	8	spavaća soba	7.69
4	stepenište	3.60	9	kupatilo	3.19
5	terasa	4.15			

UKUPNA POVRŠINA STANA

64.91 m²





DUPLEX

Laze Kostića 1
Novi Sad

O NAMA

Dijagonala je osnovana 1987. godine u Zrenjaninu od 1992. godine Dijagonala posluje kao društvo sa ograničenom odgovornošću. Danas predstavlja jednu od vodećih kompanija u oblasti građevinskog inženjeringa, izgradnje i prodaje stambenih i poslovnih jedinica u Srbiji.

Sistem menadžmenta kvaliteta obuhvata sve procese u organizaciji kao i 108 stalno zaposlenih radnika, dok se u sezoni na proizvodnji angažuje oko 500 radnika svih struktura.

OBLASTI POSLOVANJA

U protekle tri godine veliki uspeh beležimo na domaćim javnim nabavkama i tenderima koje su raspisale sledeće institucije :

- Ministarstvo Zdravlja
- Ministarstvo Prosvete
- Fond za kapitalna ulaganja

Dijagonala nastupa i kao investitor na tržištu u oblasti izgradnje i prodaje stambeno poslovnog prostora. Za ovu namenu izgrađeno je oko petnaest objekata u sopstvenoj režiji za tržište kao i za druge investitore u Novom Sadu sa godišnjom proizvodnjom od oko 30.000 m² opremljenog stambenog i poslovnog prostora.

U cilju unapređenja odnosa sa korisnicima, Dijagonala je otvorila korisnički centar u kojem će svi zainteresovani moći da dobiju precizne i pouzdane informacije koje su od izuzetnog značaja prilikom izbora i kupovine stambenog i poslovnog objekta. Kupci i klijenti mogu da dobiju besplatne savete pravnika, arhitekta i drugih stručnjaka raznih specijalnosti, a moći će da izraze posebne želje i potrebe koje će se prilikom izgradnje objekta i opremanja enterijera naročito poštovati. Osoblje info centra je posebno obučeno da odgovori na zahteve i stoji na raspolaganju klijentima i kupcima.

STANDARDI

Politika organizacije orjentisana je na definisanje i sprovođenje standarda poslovanja i kontrole kvaliteta. Kompanija poseduje i primenjuje sve potrebne procedure, dokumentaciju, sertifikaciju i priručnik o kvalitetu. Pored redovnih provera kvaliteta kompanija redovno produžava sertifikat i radi na uvođenju novih standarda.

ABOUT US

DIJAGONALA WAS FOUNDED IN ZRENJANIN IN 1987. SINCE 1992 IT HAS BEEN OPERATING AS A LIMITED LIABILITY COMPANY. TODAY, IT IS ONE OF THE LEADING COMPANIES IN THE FIELD OF CIVIL ENGINEERING, BUILDING AND SELLING OF RESIDENTIAL AND BUSINESS FACILITIES IN SERBIA. THE QUALITY MANAGEMENT SYSTEM COMPRISES ALL THE ORGANIZATION PROCESSES AS WELL AS 108 PERMANENT EMPLOYEES, WHILE 500 MORE EMPLOYEES OF VARIOUS QUALIFICATIONS ARE HIRED FOR PRODUCTION IN THE CONSTRUCTION SEASONS.

BUSINESS FIELDS

DURING THE LAST THREE YEARS, WE HAVE ACHIEVED GREAT SUCCESS IN DOMESTIC PUBLIC PROCUREMENTS AND TENDERS FOR THE FOLLOWING INSTITUTIONS:

- MINISTRY OF HEALTH
- MINISTRY OF EDUCATION
- CAPITAL INVESTMENTS FUND

DIJAGONALA HAS BEEN IN BUSINESS ALSO AS AN INVESTOR ON THE MARKET OF BUILDING AND SELLING OF RESIDENTIAL AND BUSINESS FACILITIES. FOR THIS PURPOSE, AROUND FIFTEEN FACILITIES WERE BUILT INTENDED BOTH FOR THE MARKET AND FOR OTHER INVESTORS IN NOVI SAD, WITH THE ANNUAL PRODUCTION OF 30,000M² OF FURNISHED RESIDENTIAL AND BUSINESS SPACE.

AIMING TO IMPROVE ITS RELATIONSHIP WITH ITS CLIENTS, DIJAGONALA HAS OPENED A USERS CENTRE WHERE ONE CAN ACQUIRE PRECISE AND RELIABLE INFORMATION, WHICH IS OF GREAT IMPORTANCE WHEN BUYING RESIDENTIAL OR BUSINESS FACILITIES. BUYERS AND CLIENTS CAN BE PROVIDED WITH FREE LEGAL ADVICE BY LAWYERS, ARCHITECTS OR OTHER EXPERTS, WHILE THEY ALSO HAVE THE CHANCE TO EXPRESS THEIR OWN WISHES AND SUGGESTIONS WHICH SHALL BE RESPECTED IN THE PROCESS OF BUILDING FACILITIES OR INTERIOR DESIGN. THE PERSONNEL OF THE INFORMATION CENTRE ARE FULLY AVAILABLE TO OUR CLIENTS AND BUYERS AND SPECIALLY TRAINED TO MEET THEIR REQUESTS.

STANDARDS

THE ORGANIZATION POLICY IS AIMING TO DEFINE AND MEET THE BUSINESS STANDARDS AND QUALITY CONTROL. THE COMPANY POSSESSES AND APPLIES ALL THE REQUIRED PROCEDURES, DOCUMENTATION, CERTIFICATION AND QUALITY CONTROL MANUALS. APART FROM REGULAR QUALITY CONTROLS, THE COMPANY REGULARLY EXTENDS THE VALIDITY OF QUALITY CERTIFICATES, ALSO WORKING ON INTRODUCING NEW STANDARDS.



PRODAJA STANOVA I POSLOVNIH OBJEKATA:

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Srbija

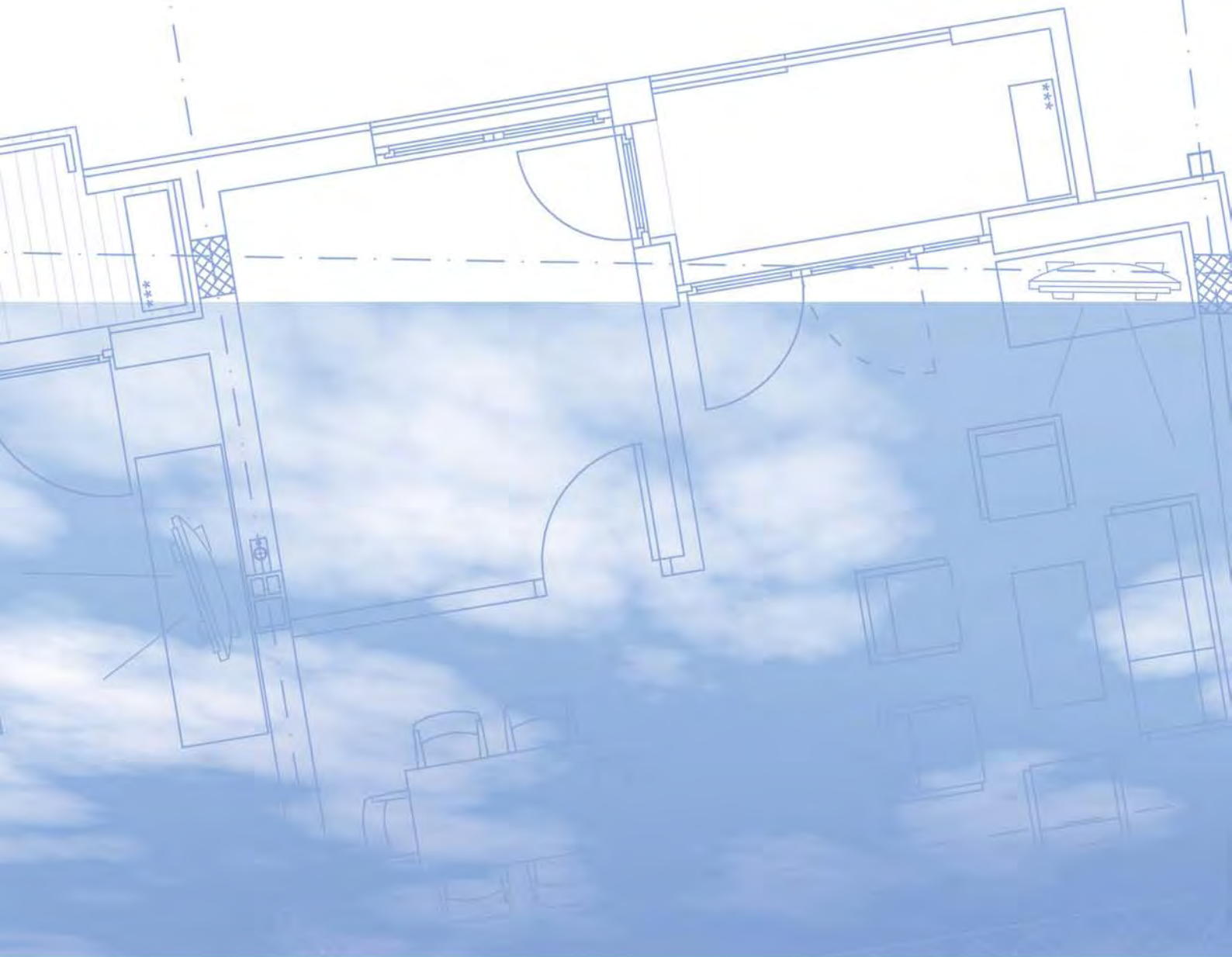
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