



RAČA RESIDENCES

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LOKACIJA

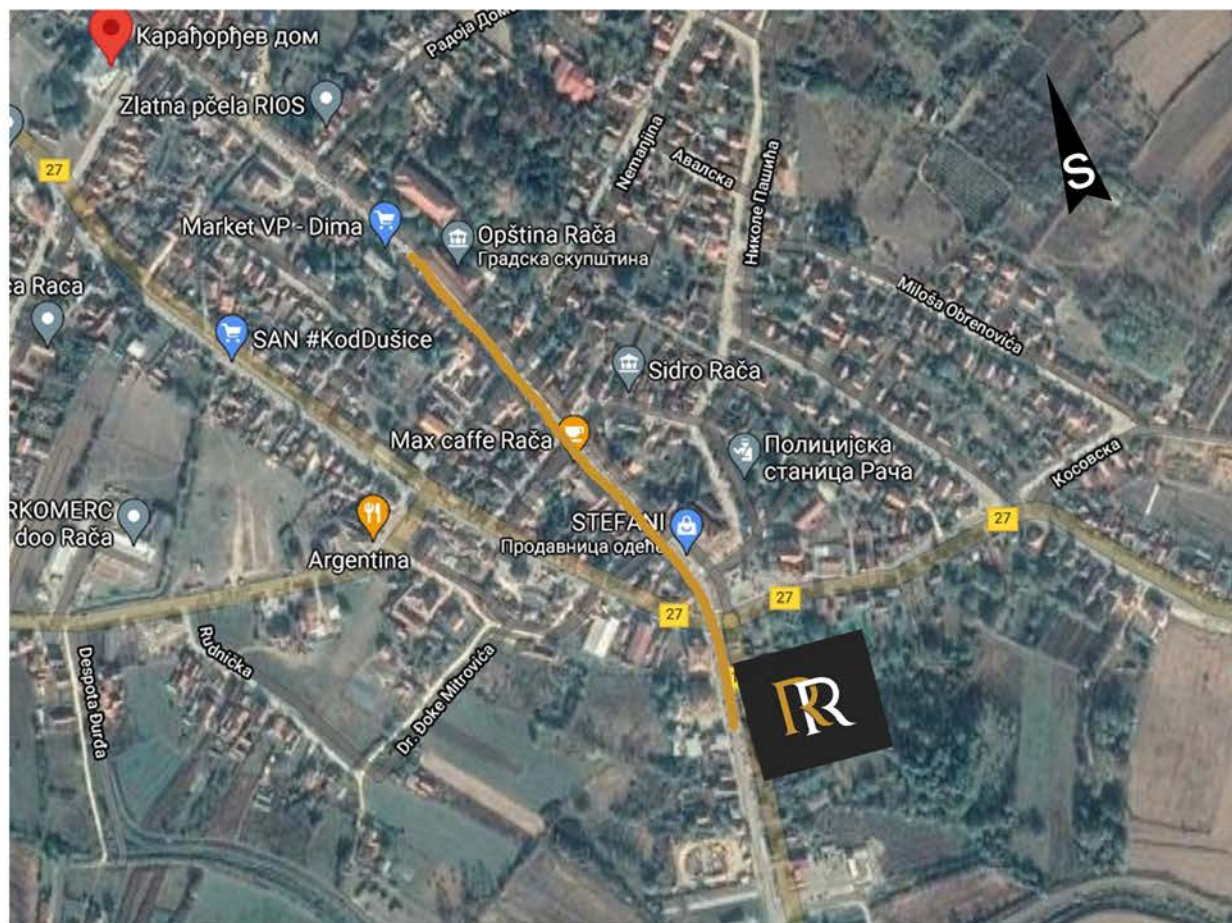
Stambeno-poslovni objekat Rača Residences nalazi se u ulici Vojvode Pavla Cukića broj 7. **RR** predstavlja novo moderno jezgro u centru grada i nalazi se na 500 m udaljenosti od opštine Rača i 800 m od Karađorđevog doma. Stambeno-poslovna zgrada **RR** sastoji se od poslovnog prostora i 42 stana u ulici Vojvode Pavla Cukića, dok je parking prostor planiran u zadnjem delu dvorišta sa 22 parking mesta.

Objekat se sastoji od suterena, prizemlja, četiri sprata i povučenog sprata.

U objektu su planirani stanovi različitih struktura od garsonjera do četvorosobnih stanova, površina od 27,44 m² do 107,20 m².

U zgradi postoji putnički lift nosivosti 630 kg ili osam osoba. U prizemlju se nalazi ulaz za stanare zgrade iz ulice Vojvode Pavla Cukića i poslovni prostor površine 111 m².

Bruto površina objekta je 3685,89 m².



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TEHNIČKI OPIS

Podovi u sobama stanova izrađeni su od laminata modernog dezena Evropskog hrasta.

U kupatilima, kuhinjama i terasama podovi su izrađeni od Italijanskih granitnih pločica.

Sanitarije i vodovodne instalacije u kupatilima su izrađene od Italijanskog i domaćeg programa.

Unutrašnja vrata su bele boje izrađena od farbanog medijapana sa saćastom zvučnom izolacijom.

Ulazna vrata stanova su sigurnosna sa multi-point sistemom zaključavanja bele boje.

Spoljna stolarija je izrađena od vrhunskih šestokomornih PVC profila u beloj boji sa okovom renomiranih proizvođača.

Stanovi poseduju sistem centralnog grejanja.

Fasadni zidovi objekta termički su izolovani od najsavremenijih izolacionih ploča koje pružaju vrhunsku energetska efikasnost vašeg doma.

Fasada je završno obrađena kombinacijom drveta i dekorativnog fasadnog maltera.

Krovni pokrivač je izrađen od crepa crne boje.



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GALERIJA

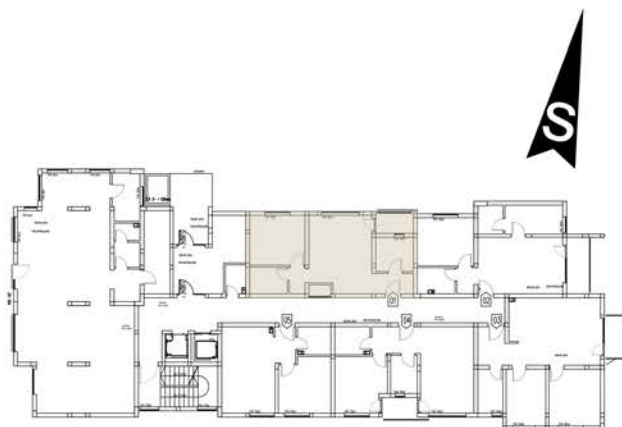


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STAN br. 01

JEDNOIPOSOBAN 47.24m²

- | | |
|-------------------------|---------------------|
| 1. HODNIK | 2.47m ² |
| 2. KUHINJA | 5.23m ² |
| 3. DNEVNI BORAVAK | 20.15m ² |
| 4. DEGAŽMAN | 1.70m ² |
| 5. SPAVAĆA SOBA | 11.19m ² |
| 6. KUPATILO | 4.08m ² |
| 7. TERASA | 2.60m ² |



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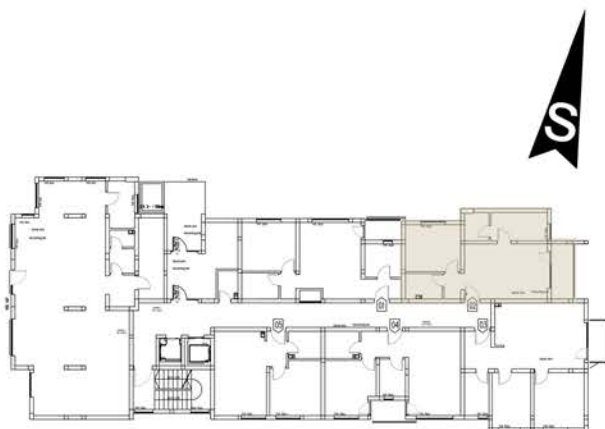
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STAN br. 02

DVOSOBAN

49.45m²

- 1. DNEVNI BORAVAK 21.51m²
- 2. KUHINJA 6.81m²
- 3. OSTAVA 2.93m²
- 4. SPAVAĆA SOBA 11.02m²
- 5. KUPATILO 3,91m²
- 6. TERASA 4.66m²



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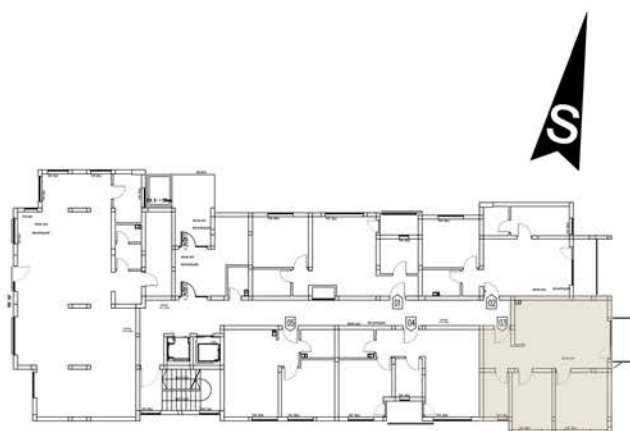
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STAN br. 03

DVOIPOSOBAN

56.29m²

1. HODNIK	4.21m ²
2. DNEVNI BORAVAK	25.25m ²
3. SPAVAĆA SOBA	11.81m ²
4. SOBA	9.07m ²
5. KUPATILO	4.48m ²
6. TERASA	3.11m ²



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STAN br. 04

JEDNOSOBAN

44.76m²

1. DNEVNI BORAVAK SA
TRPEZARIJOM 21.27m²
2. KUHINJA.....4.13m²
3. DEGAŽMAN2.7m²
4. SOBA11.45m²
5. KUPATILO3.87m²
6. TERASA2.64m²



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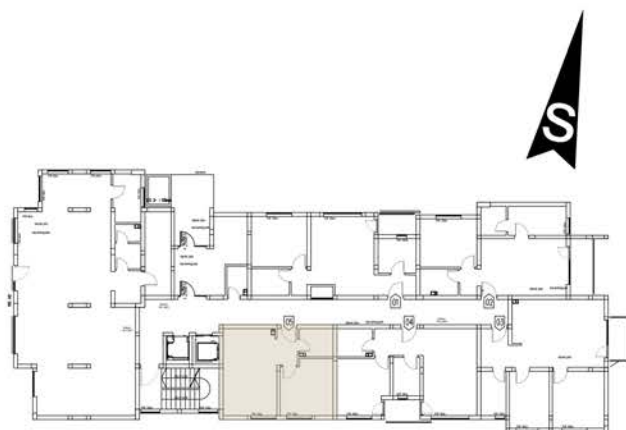
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STAN br. 05

JEDNOSOBAN

35.53m²

- 1. DNEVNI BORAVAK 21.51m²
- 2. SOBA..... 11.43m²
- 3. KUPATILO..... 3.69m²



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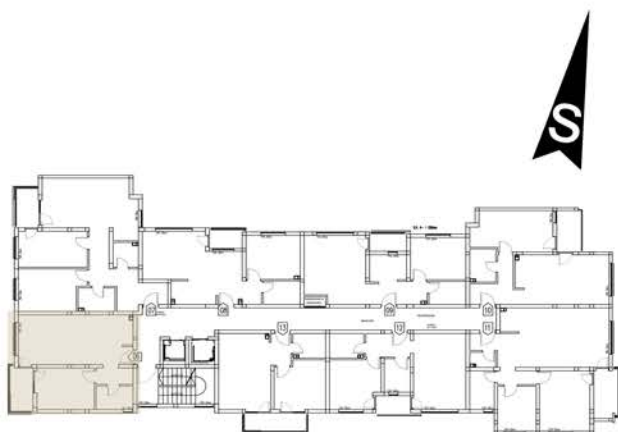
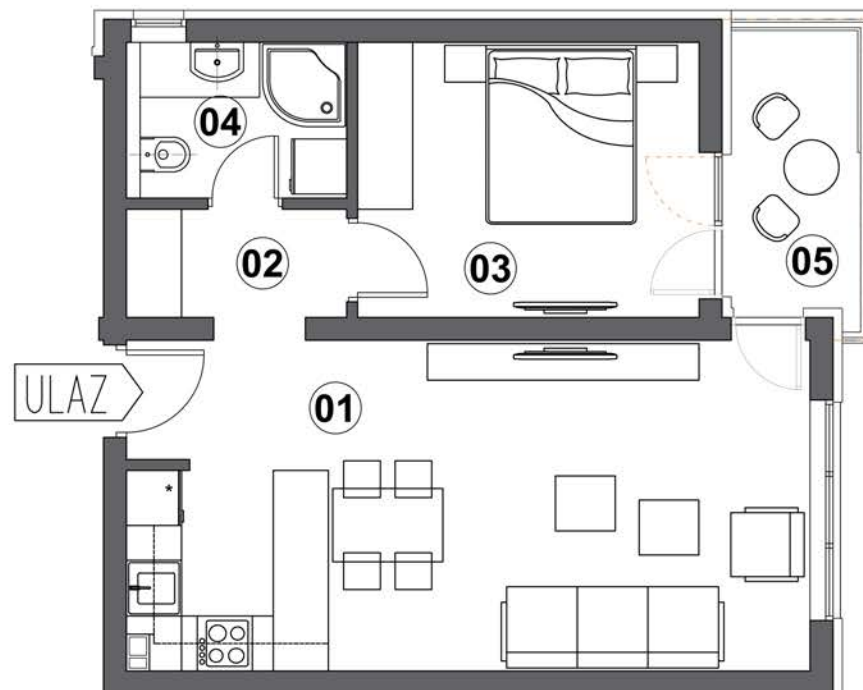
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STAN br. 06/14/22/30

DVOSOBAN

47.88m²

- | | |
|----------------------|---------------------|
| 1. DNEVNA SOBA | 26.88m ² |
| 2. DEGAŽMAN | 2.83m ² |
| 3. SOBA | 11.16m ² |
| 4. KUPATILO..... | 4.08m ² |
| 5. TERASA | 4.28m ² |



STAN br. 06

STAN br. 14

STAN br. 22

STAN br. 30

PRVI SPRAT

DRUGI SPRAT

TREĆI SPRAT

ČETVRTI SPRAT



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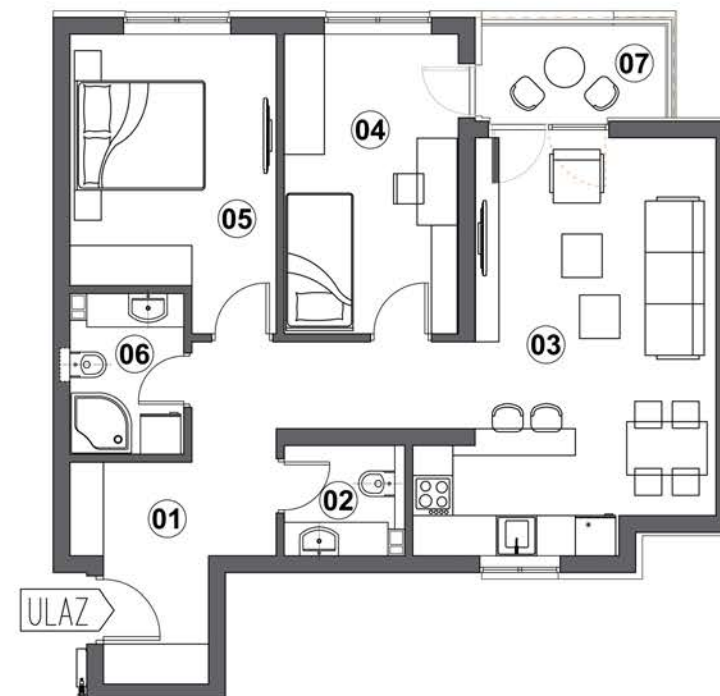
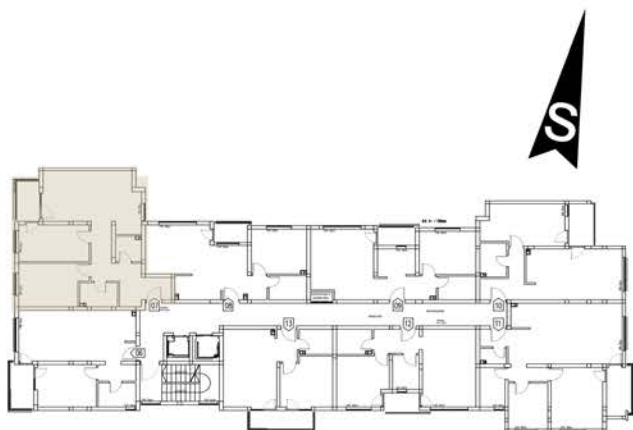
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STAN br. 07/15/23

TROSOBAN

69.31m²

1. HODNIK	12.59m ²
2. WC	2.87m ²
3. DNEVNA SOBA	23.98m ²
4. SOBA	11.64m ²
5. SOBA	12.48m ²
6. KUPATILO	3.98m ²
7. TERASA	3.80m ²



STAN br. 07

STAN br. 15

STAN br. 23

PRVI SPRAT

DRUGI SPRAT

TREĆI SPRAT



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STAN br. 08/16/24

JEDNOIPOSOBAN

45.48m²

- | | |
|----------------------|---------------------|
| 1. DNEVNA SOBA | 29.22m ² |
| 2. KUPATILO | 4.08m ² |
| 3. SOBA | 11.09m ² |
| 4. TERASA | 2.42m ² |



STAN br. 08

STAN br. 16

STAN br. 24

PRVI SPRAT

DRUGI SPRAT

TREĆI SPRAT



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STAN br. 09/17/25

JEDNOIPOSOBAN

46.23m²

1. HODNIK	5.13m ²
2. KUHINJA	4.59m ²
3. DNEVNI BORAVAK	20.23m ²
4. SOBA	11.02m ²
5. KUPATILO.....	4.01m ²
6. TERASA	2.60m ²



STAN br. 09

PRVI SPRAT

STAN br. 17

DRUGI SPRAT

STAN br. 25

TREĆI SPRAT



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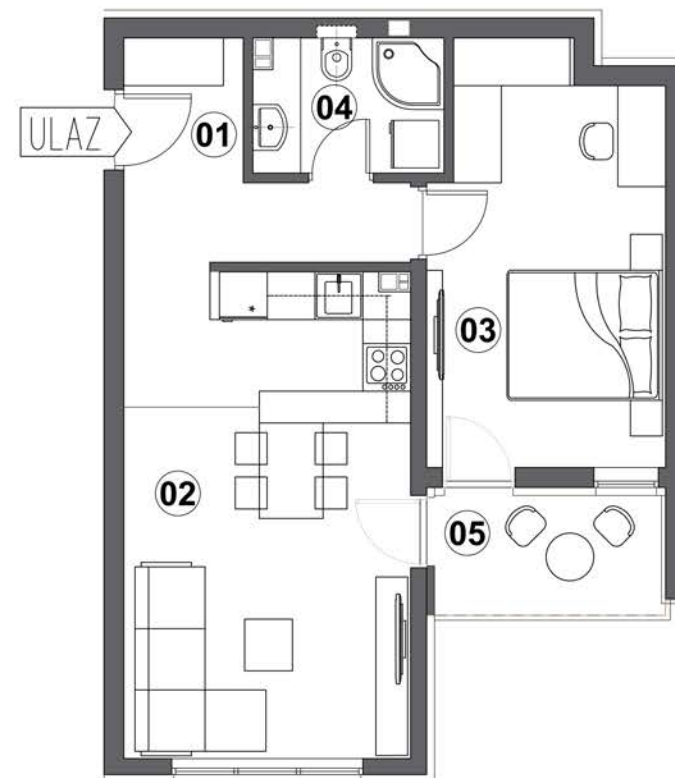
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STAN br. 10/18/26

DVOSOBAN

49.99m²

- | | |
|----------------------------------|---------------------|
| 1. HODNIK | 2.73m ² |
| 2. DNEVNA SOBA SA KUHINJOM | 25.55m ² |
| 3. SOBA | 14.86m ² |
| 4. KUPATILO | 3.98m ² |
| 5. TERASA | 4.28m ² |



STAN br. 10

STAN br. 18

STAN br. 26

PRVI SPRAT

DRUGI SPRAT

TREĆI SPRAT



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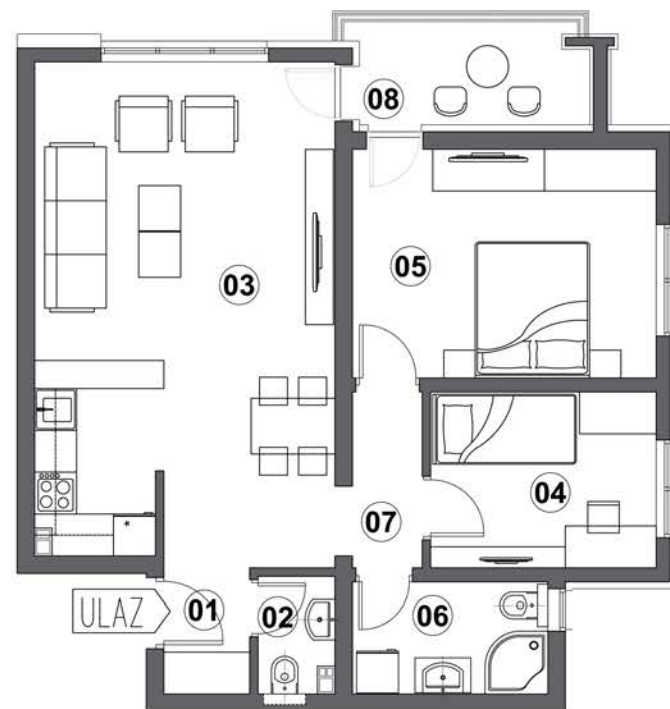
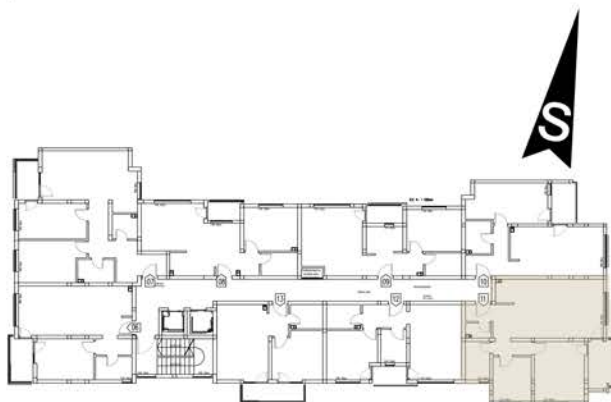
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STAN br. 11/19/27/34

TROSOBAN

67.13m²

1. HODNIK	2.21m ²
2. WC	1.75m ²
3. DNEVNA SOBA SA KUHINJOM	30.86m ²
4. SOBA	8.14m ²
5. SOBA	14.27m ²
6. KUPATILO	4.48m ²
7. DEGAŽMAN	2.52m ²
5. TERASA	4.83m ²



STAN br. 11

PRVI SPRAT

STAN br. 19

DRUGI SPRAT

STAN br. 27

TREĆI SPRAT

STAN br. 34

ČETVRTI SPRAT



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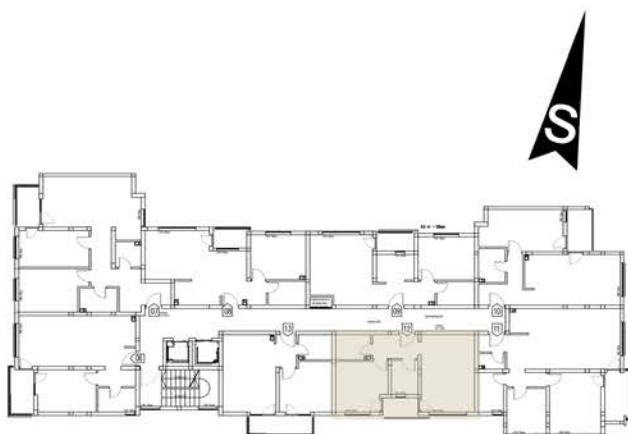
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STAN br. 12/20/28/35/41

JEDNOIPOSOBAN

44.59m²

1. DNEVNA SOBA SA TRPEZARIJOM .. 21.10m²
2. KUHINJA 4.13m²
3. DEGAŽMAN 2.70m²
4. SOBA 11,45m²
5. KUPATILO 3.87m²
6. TERASA 2.64m²



STAN br. 12 PRVI SPRAT
STAN br. 20 DRUGI SPRAT
STAN br. 28 TREĆI SPRAT
STAN br. 35 ČETVRTI SPRAT
STAN br. 41 POVUČENI SPRAT



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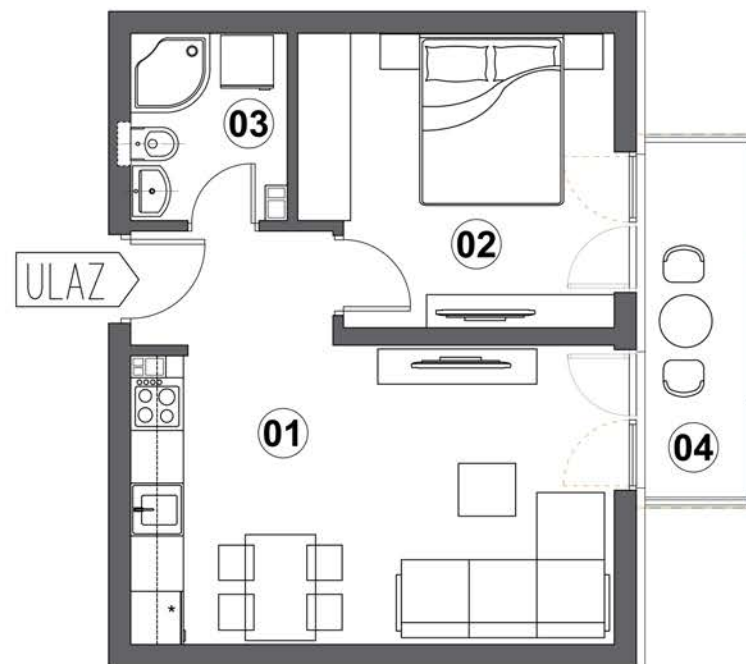
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STAN br. 13/21/29/36/42

JEDNOIPOSOBAN

40.39m²

- 1. DNEVNA SOBA SA KUHINJOM 21.51m²
- 2. SPAVAĆA SOBA 11.43m²
- 3. KUPATILO 3.69m²
- 4. TERASA 4.86m²



STAN br. 13

STAN br. 21

STAN br. 29

STAN br. 36

STAN br. 42

PRVI SPRAT

DRUGI SPRAT

TREĆI SPRAT

ČETVRTI SPRAT

POVUČENI SPRAT



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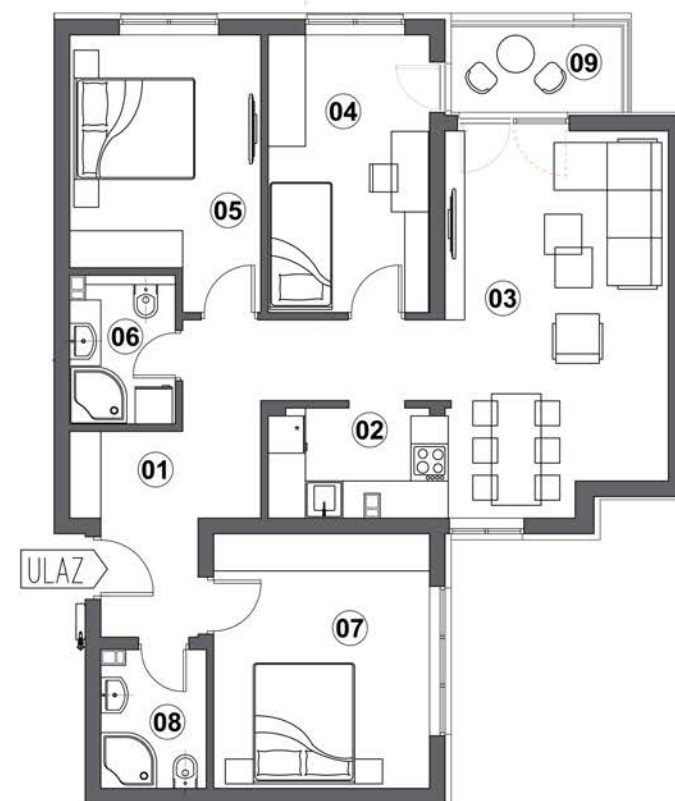
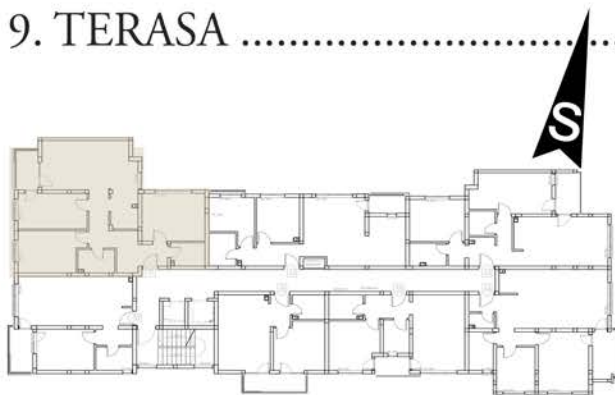
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STAN br. 31

ČETVOROSOBAN

87.24m²

1. HODNIK	13.44m ²
2. KUHINJA	4.99m ²
3. DNEVNA SOBA SA TRPEZARIJOM....	21.50m ²
4. SOBA	11.65m ²
5. SOBA	12.48m ²
6. KUPATILO	3.98m ²
7. SOBA	14.27m ²
8. KUPATILO	3.71m ²
9. TERASA	3.80m ²



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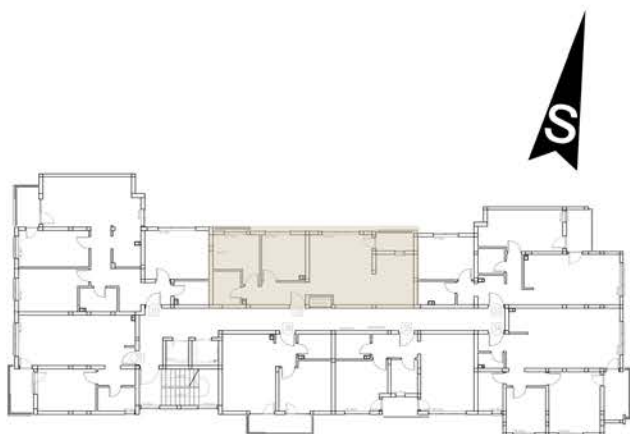
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STAN br. 32

DVOIPOSOBAN

57.14m²

1. HODNIK	6.19m ²
2. DNEVNA SOBA	28.14m ²
3. SOBA	9.08m ²
4. SOBA	8.60m ²
5. KUPATILO	4.22m ²
9. TERASA	2.60m ²



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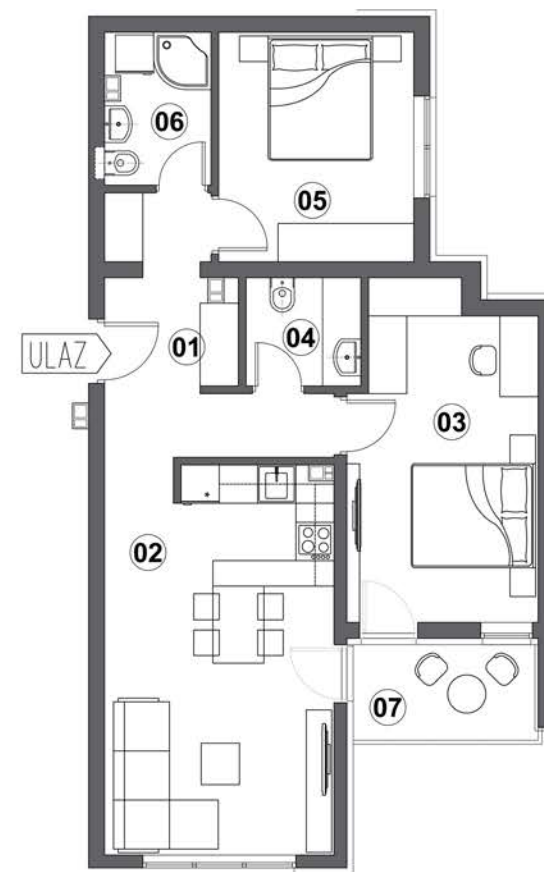
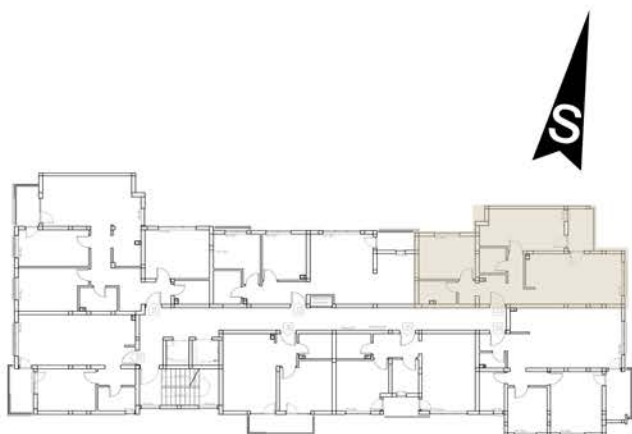
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STAN br. 33

TROSOBAN

66.44m²

1. HODNIK	5.68m ²
2. DNEVNA SOBA	25.55m ²
3. SOBA	14.86m ²
4. WC	3.06m ²
5. SOBA	11.02m ²
6. KUPATILO	3.91m ²
7. TERASA	4.28m ²



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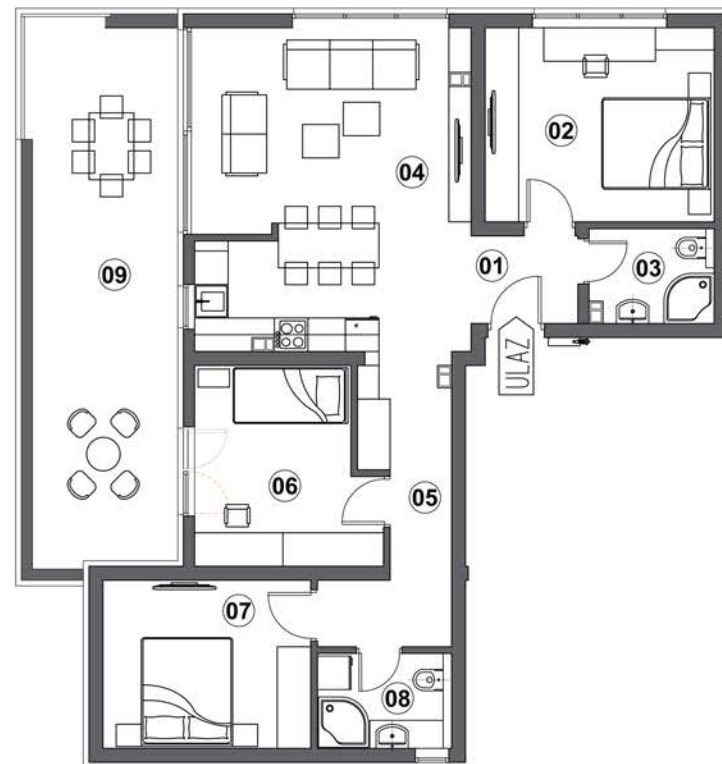
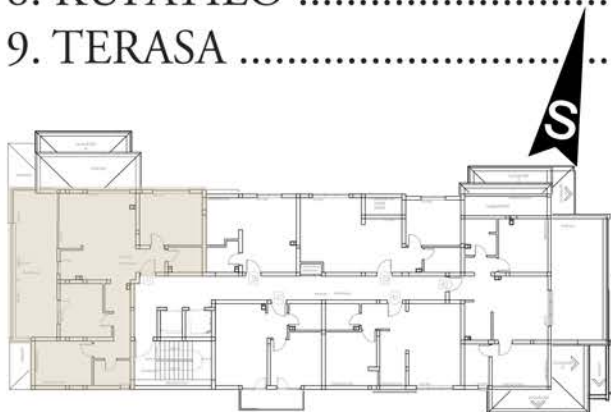
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STAN br. 37

ČETVOROSOBAN

107.20m²

1. HODNIK	3.00m ²
2. SOBA	14.27m ²
3. KUPATILO	3.71m ²
4. DNEVNA SOBA	28.53m ²
5. DEGAŽMAN	8.38m ²
6. SOBA	11.01m ²
7. SOBA	11.16m ²
8. KUPATILO	4.08m ²
9. TERASA	25.58m ²



STAN br. 37 POVUČENI SPRAT



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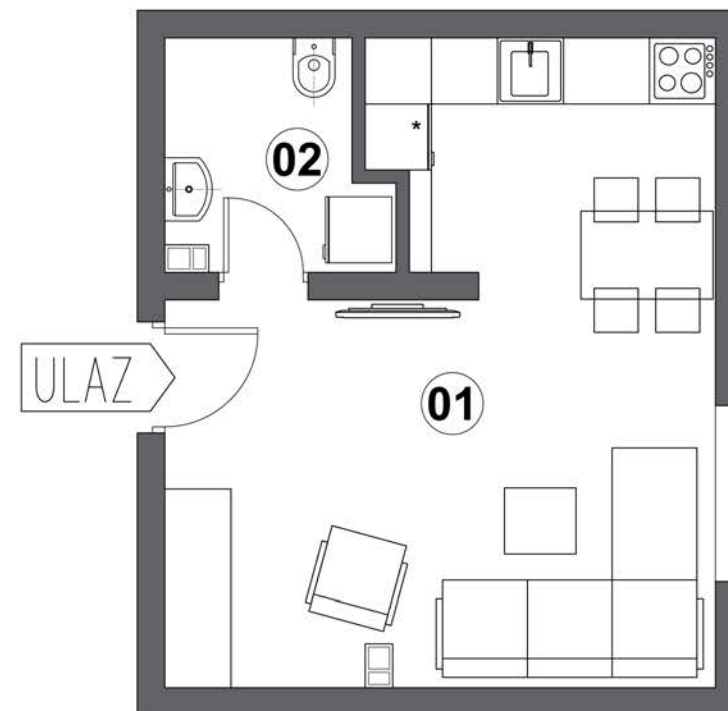
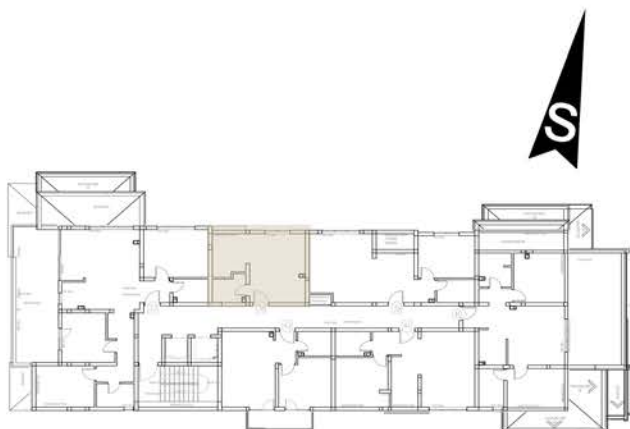
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STAN br. 38

GARSONJERA

27.44m²

- 1. DNEVNA SOBA 24.44m²
- 2. KUPATILO 3.85m²



STAN br. 38 POVUČENI SPRAT



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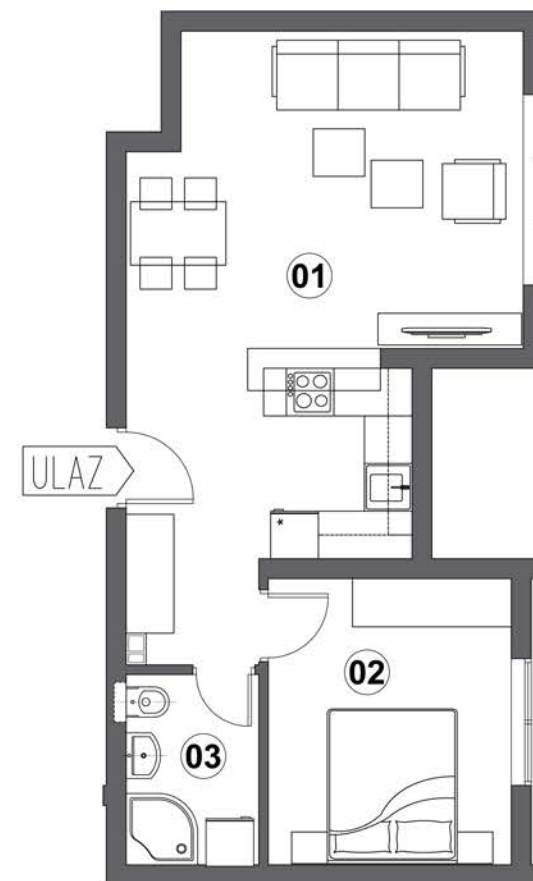
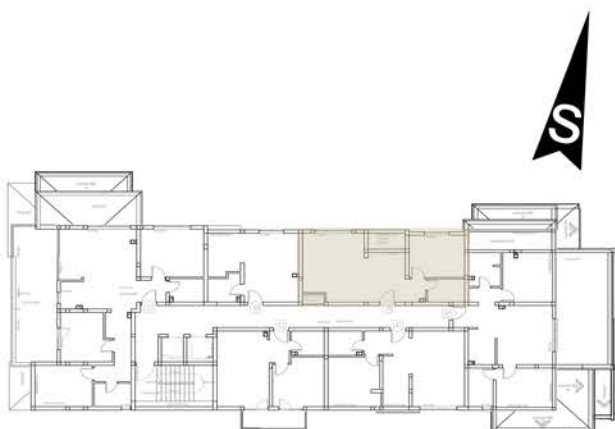
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STAN br. 39

JEDNOIPOSOBAN

44.17m²

- 1. DNEVNA SOBA 30.51m²
- 2. SOBA 11.02m²
- 3. KUPATILO 4.01m²



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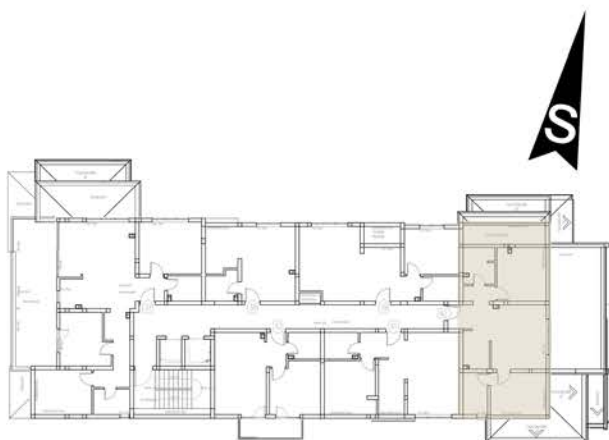
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STAN br. 40

DVOIPOSOBAN

56.35m²

1. DNEVNA SOBA	24.53m ²
2. DEGAŽMAN	2.14m ²
3. SOBA	11.53m ²
4. KUPATILO	5.01m ²
5. SOBA	10.40m ²
6. KUPATILO	4.48m ²



STAN br. 40 POVUČENI SPRAT



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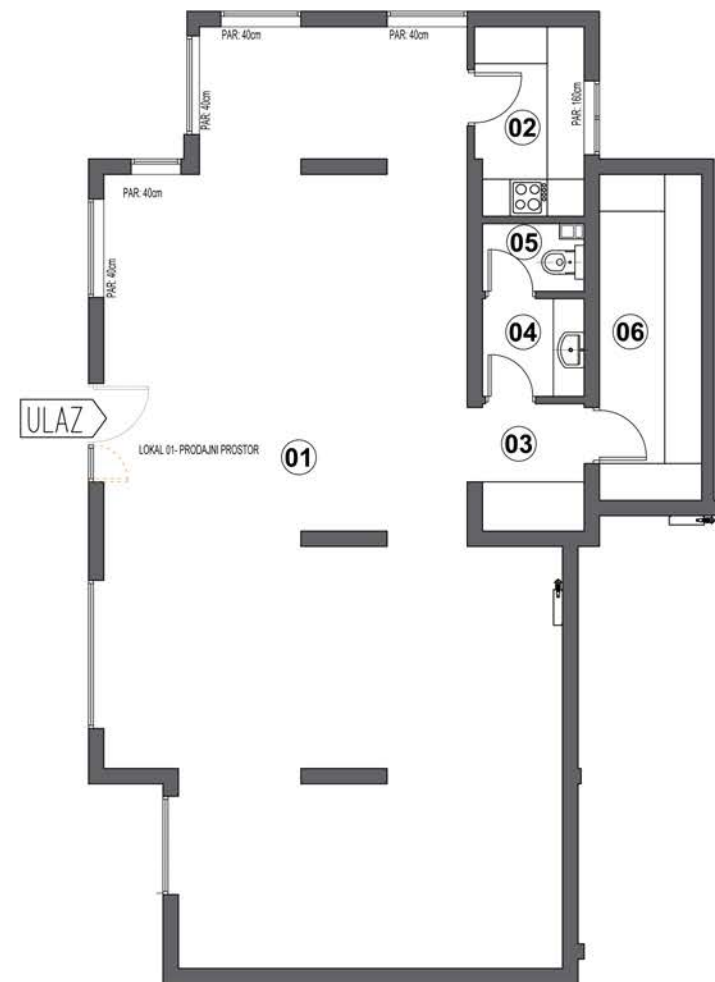
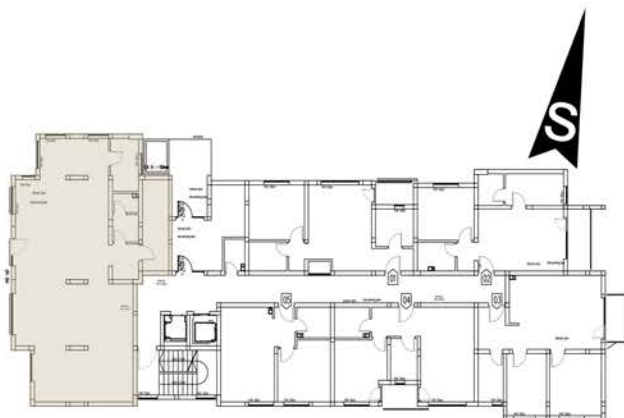
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POSLOVNI PROSTOR

LOKAL BR. 01

110.94m²

1. PRODAJNI PROSTOR	92.19m ²
2. ČAJNA KUHINJA	5,33m ²
3. HODNIK	3.72m ²
4. PROSTOR SA UMIVAONIKOM	2.62m ²
5. WC	1.71m ²
6. OSTAVA	8.80m ²



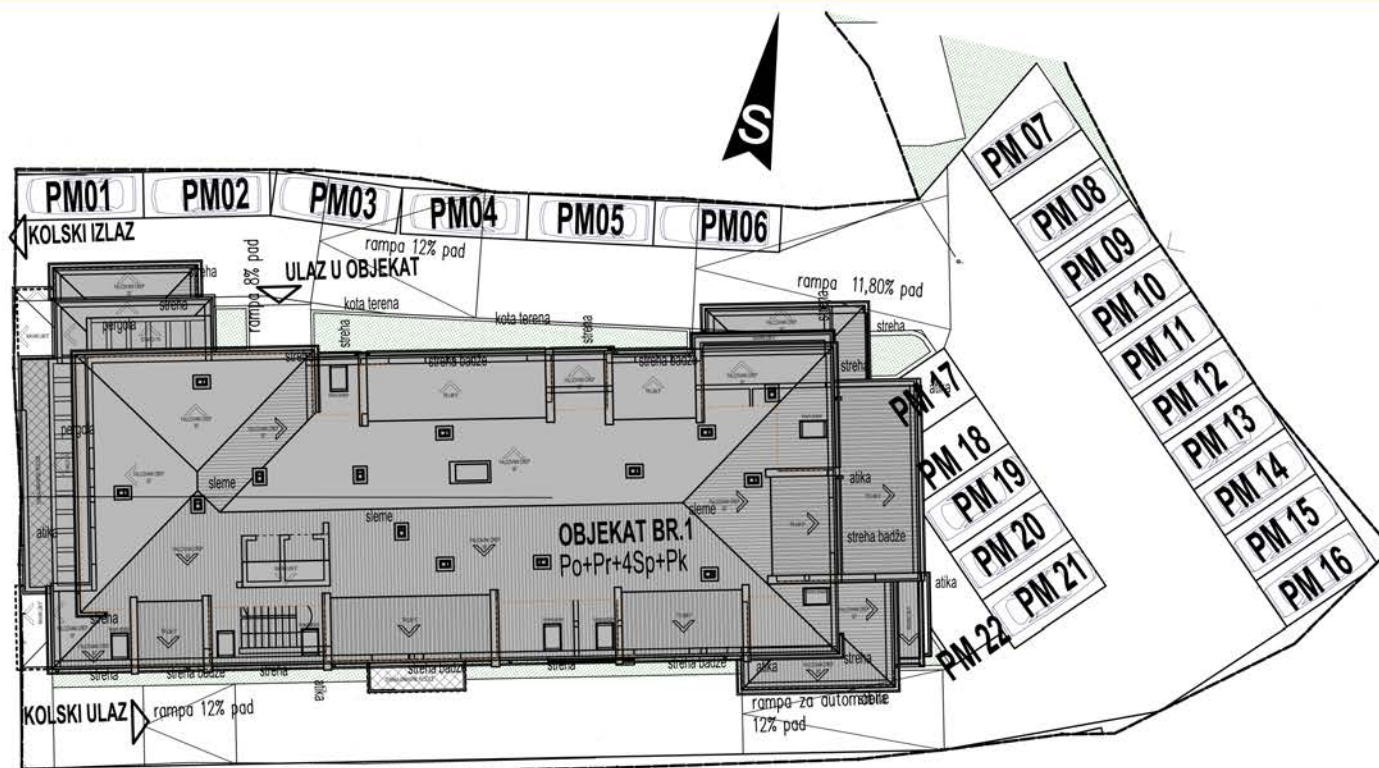
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PARKING MESTA

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STANOVI / KOMENTAR

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