ILIDŽA
RIVER
apartments

Located in the heart of Europe, Bosnia and Herzegovina is a country which is mainly characterized by its rich nature and specific cultural background.

This includes vast areas of untouched nature with clear water springs, thick forests, rivers and lakes. Furthermore, due to its position and history, today it prides itself in a truly unique identity, often and popularily described as blend of western and eastern cultures. Its cities are unmistakably engulfed in surrounding nature, which means that easy escape to this untouched green areas can be part of daily life. Relaxed lifestyle, hospitality and generosity are one of the main beams of its identity.

Smještena u srcu Evrope, Bosna i Hercegovina je zemlja koju karakterišu njena prirodna bogatstva i kulturno nasljeđe.

Pod ovim se podrazumijevaju nepregledne površine netaknute prirode sa bistrim izvorima, gustim šumama, brojnim rijekama i jezerima. Zbog svog geografskog položaja i dinamične historije, Bosnu i Hercegovinu krasi jedinstven identitet, popularno opisan kao spoj istočne i zapadne kulture. Njeni gradovi neizostavno su uronjeni u okolnu prirodu čineći bijeg iz gradske gužve u netaknutu prirodu jednostavnim dijelom svakodnevnice. Opušten način života, gostoprimstvo i velikodušnost su glavne karakteristike njenog identiteta.

Bosna i Hercegovina

Kako svijet postaje sve nemirniji, kako društveno tako i ekonomski, a putovanja u SAD i Evropsku uniju nisu jednostavna kao ranije, Bosna i Hercegovina sada predstavlja savršenu destinaciju za ugodno ljetovanje! Sarajevo (glavni grad) je savršeno mjesto za odmor u kojem se posvuda čuje ezan. Zadivljujuća priroda Bosne i Hercegovine i halal hrana čine da se osjećate dobrodošli. Iznad svega, stvar koju ne možete naći u drugim zemljama zapada - u Bosni i Hercegovini možete se osjećati kao kod kuće...

Dobrodošli kući

Bosnia and Herzegovina

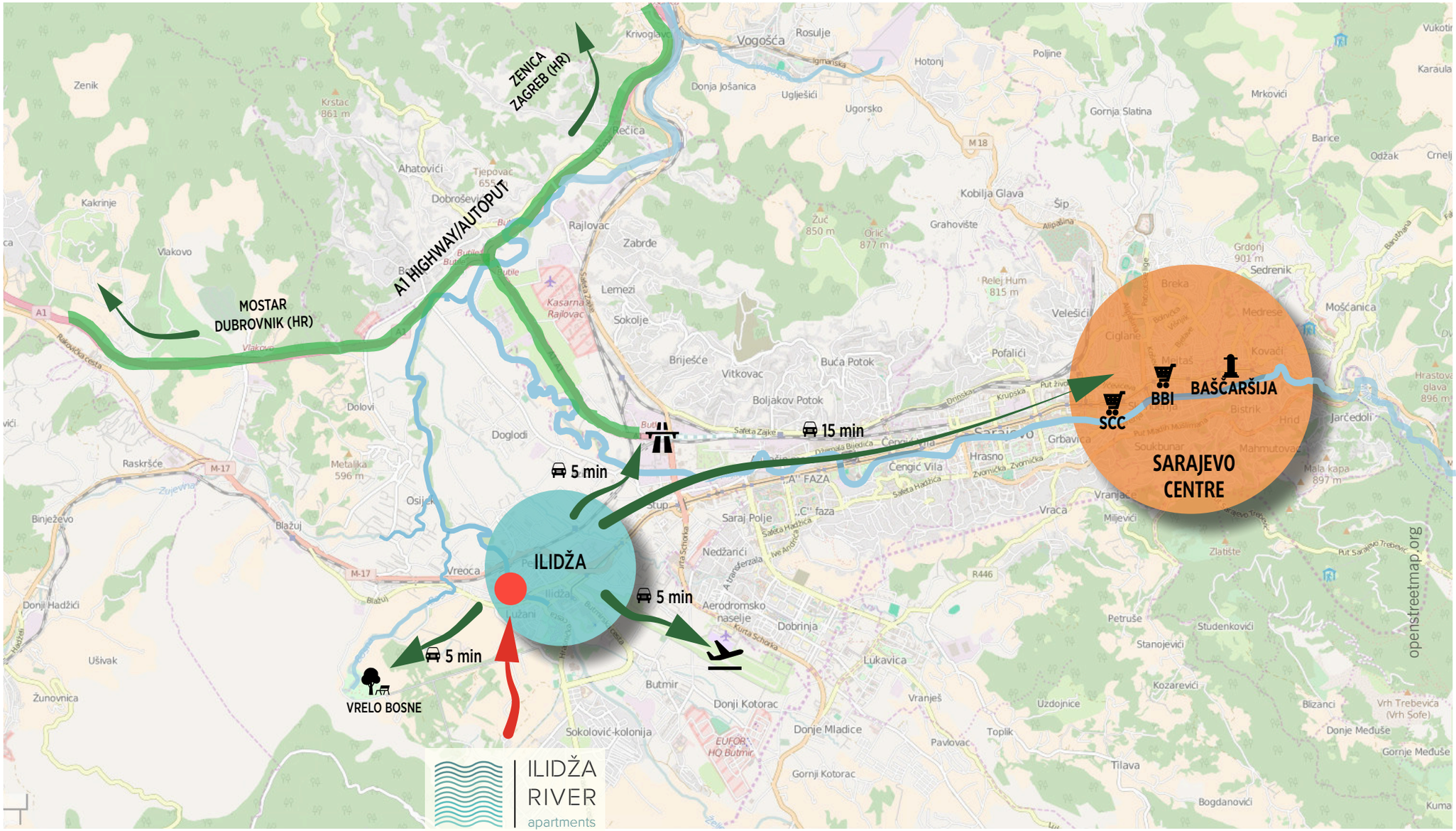
As the world is becoming more turbulent both socially and economically, and traveling to USA and European Union is no longer as easy as it was before, Bosnia and Herzegovina is now a perfect destination to spend comfortable summer!
Sarajevo (capital) is a quiet getaway where Athan can be heard everywhere. Bosnia's breathtaking nature and halal food make you feel welcomed. Above all, one thing you can't find elsewhere in the West, in Bosnia you can feel like home...

Welcome home

Ilidža

Ilidža je zapadno predgrađe Sarajeva, glavnog grada Bosne i Hercegovine. Ilidža je najstarije naseljeno područje Sarajeva bogato prirodnim ljepotama. Sa ostalim dijelovima grada je povezana tramvajem i autobusima. Bosna i Hercegovina i grad Sarajevo - poznati po specifičnim multikulturalnim tradicijama, izuzetnoj ljepoti i ugodnoj klimi, čine najatraktivniji ambijent za ostvarivanje jedinstvenog sportskog, banjskog rekreativnog i turističkog centra. Veze u prostoru ostvarene su preko osnovnih saobraćajnih pravaca koji ujedno znače i urbane razvojne okosnice. Centralnu tačku u kojoj se sustižu ovi razvojni pravci čini Općina Ilidža u Sarajevskom polju. Ona je dio urbane cjeline Sarajeva, ali s naglašenom morfološkom i urbanom izražajnošću i okolnostima. Smještena na 490 metara nadmorske visine, 12 km jugozapadno od centra Sarajeva , Ilidža je banjsko i klimatološko lječilište, rekreacijski centar i izletište. Locirana je u podnožju planine Igman, u zelenom i vodom i šumom obilatom pejzažu.

Ilidža is a suburb located west of Sarajevo, the capital of Bosnia and Herzegovina. Ilidža is the oldest inhabited area of Sarajevo and it is rich in natural beauty. It is connected with the rest of the city with trams and buses. Bosnia and Herzegovina and the city of Sarajevo - known by their specific multicultural traditions, exceptional beauty and pleasant climate, make this place the most attractive for creating a unique sports, spa and wellness and touristic centre. The links in the area were achieved through the basics of traffic routes which show the urban development of the centre. The central point where these links meet is the Municipality of Ilidža in the Sarajevo Valley. It is a part of the urban ensemble of Sarajevo but with a distinctive morphological and urban expressiveness and circumstances. It is located at 490 meters above sea level, 12 km southwest of the city of Sarajevo. Ilidza is a spa and climatological health resort, recreation and excursion center. It is located at the foot of Mount Igman, in the green and abundant water and forest landscape.



	AIRPORT	AERODROM		POSTOFFICE	POŠTA		RESTAURANT	RESTORAN
	SCHOOL	ŠKOLA		SPORTS HALL	SPORTSKA DVORANA		SHOPPING	SHOPPING
	MOSQUE	DŽAMIJA		BUS STOP	AUTOBUSKO STAJALIŠTE		HIGHWAY ENTRANCE/EXIT	ULAZ/IZLAZ NA AUTOPUT

ILIDŽA
RIVER
apartments
50 m

Stambeno poslovna zgrada

Lokacija Stambeno-poslovnog objekta Ilidža River apartments nalazi se na području Ilidže, u okviru usvojenog Regulacionog plana "Banjsko-rekreativni centar Ilidža", na zemljištu označenom kao k.č. broj 983/1. Na parcelu i prizemnu etažu objekta pristupa se sa postojeće saobraćajnice sa južne strane (Ulica Hrasnička cesta). Glavni ulaz u stambeni dio je sa saobraćajnice. Objekat ima prizemlje, šest spratova i mansardu.

Osnovna funkcija objekta je stanovanje. U prizemlju je planiran prostor restorana sa kuhinjom, ostavom i svim pripadajućim prostorijama. Na spratovima se nalazi devetnaest stanova, veličine od 43,62 m² do 123,41 m². Pristup stanovima je sa južne strane objekta, preko haustora koji sadrži centralno jezgro sa dva lifta. Na zapadnom dijelu objekta, povezano sa centralnim glavnim stepeništem nalazi se požarno stepenište. Stan koji se nalazi na mansardi ima ulaz/izlaz prema glavnom stepeništu i prema požarnom stepeništu direktno iz stana. Sa krovne etaže - mansarde je omogućen pristup ravnom prohodnom krovu iznad šestog sprata.

Residential and bussines building

The location of the residential and bussines building Ilidža River apartments is in Ilidža, within the approved regulatory plan "Spa and recreational center Ilidža", on plot number 983/1. The plot and ground florr can be accessed from the south (Hrasnicka street). The main entrance for the residential part of the building is from the main street. The building has a ground floor, six floors and an attic.

The main function of the building is habitation. A restaurant with a kitchen, pantry and other associated spaces are planned for the ground floor. Nineteen apartments are planned for the upper floors with areas from 43,62m² to 123,41m². The residential part of the builing can be accessed from the south side through an entrance hallway and service core whith two elevators. On the west side of the building, connected with the main stairway is the fire escape stairway. The apartment on attic has an direct entrance/exit from the main stairway and the fire escape stairway. The attic apartment has a direct access to the roof terace above the sixth floor.

TOTAL BRUTTO	**2855,2 m²**

ILIDŽA
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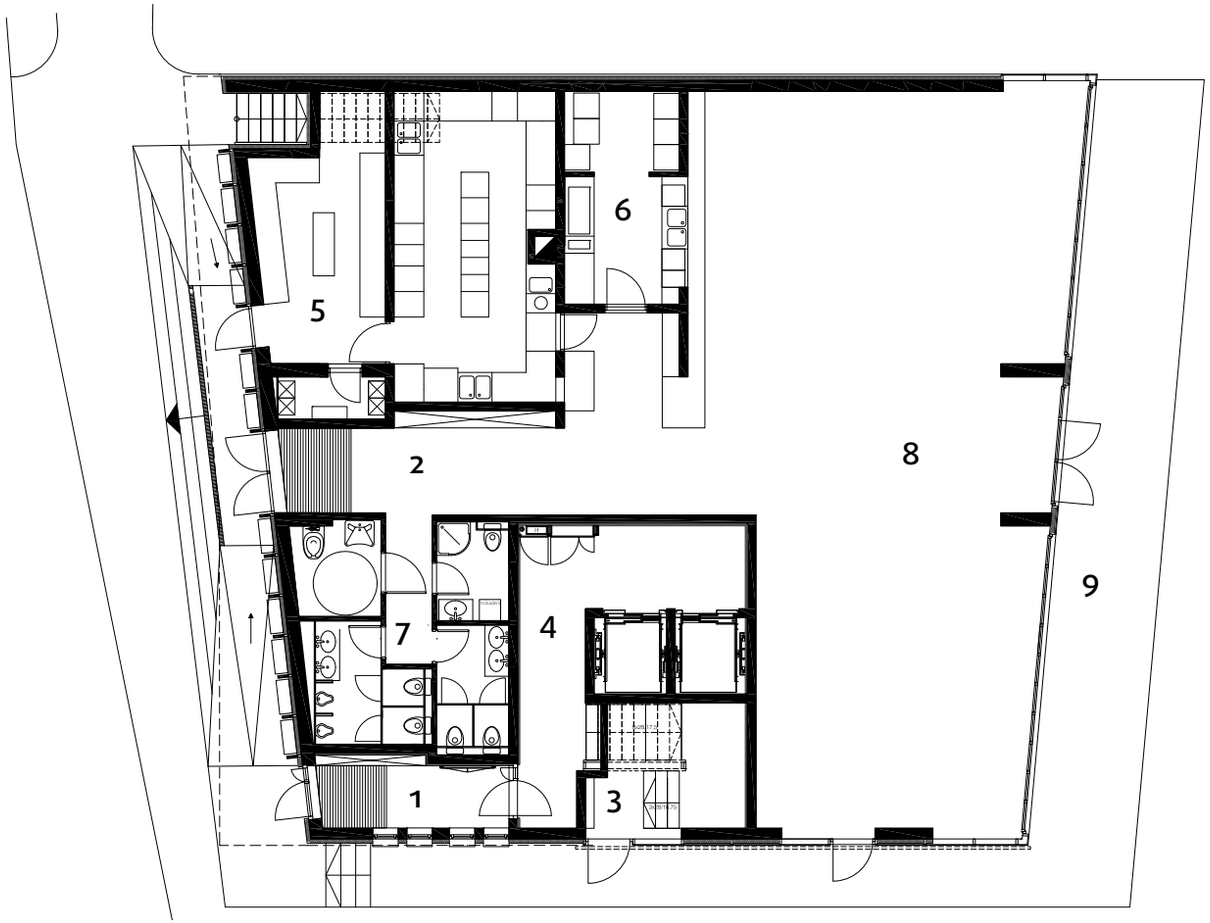
PRIZEMLJE/
GROUND FLOOR



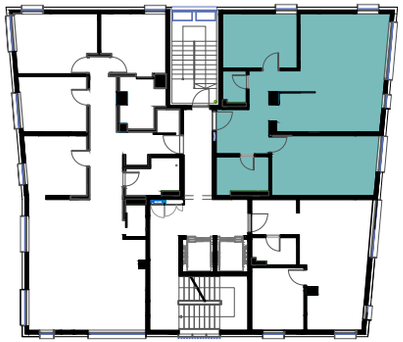
1 GLAVNI ULAZ
2 ULAZ U RESTORAN
3 POŽARNI IZLAZ
4 ULAZNI HODNIK
5 KUHINJA
6 ŠANK
7 TOALETI
8 RESTORAN
9 TERASA

RESTORAN UKUPNO	247,53m²
PRIZEMLJE UKUPNO	294,53m²

1 MAIN ENTRANCE
2 RESTAURANT ENTRANCE
3 FIRE ESCAPE
4 ENTRANCE HALL
5 KITCHEN
6 BAR
7 TOILETS
8 RESTAURANT
9 TERRACE

RESTAURANT	247,53m²
GROUND FLOOR	294,53m²

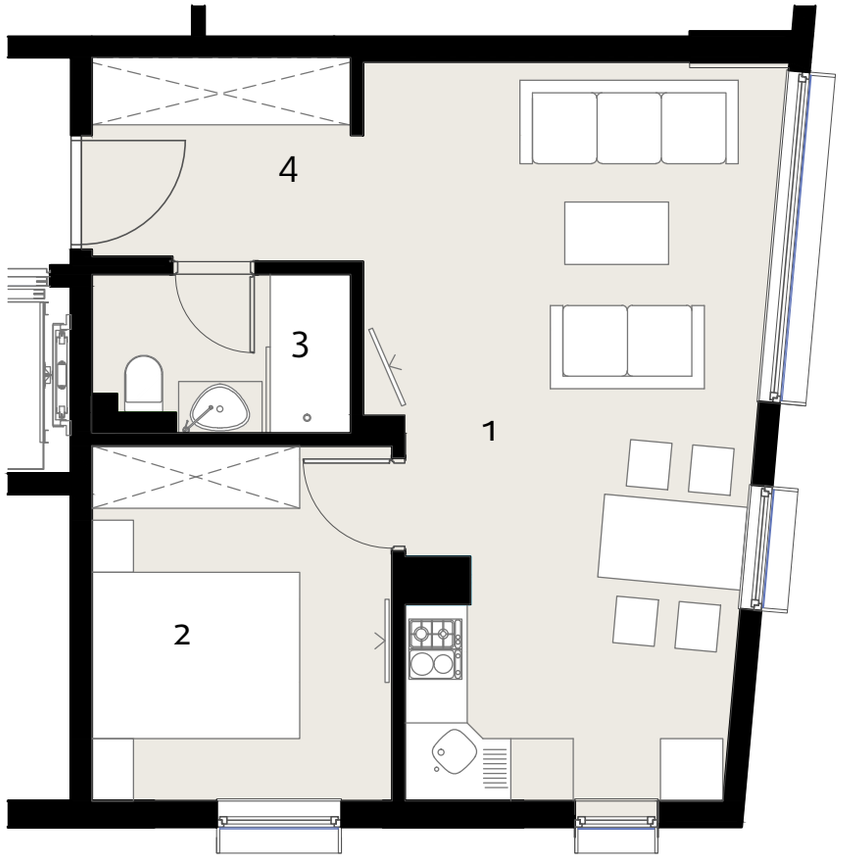
Stanovi
Apartments

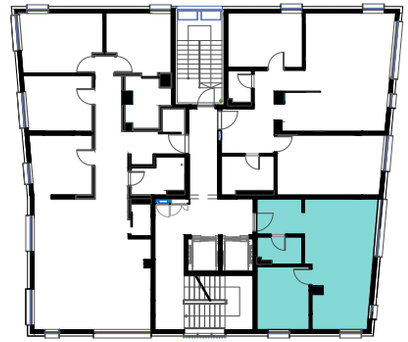


STAN 01/
APARTMENT 01

1	DNEVNI BORAVAK	36,60m²
2	SPAVAĆA SOBA	12,20m²
3	WC	2,31m²
4	HODNIK	8,26m²
5	KUPATILO	5,80m²
6	SPAVAĆA SOBA	19,01m²
STAN 01		84,18m²

1	LIVING ROOM	36,60m²
2	BEDROOM	12,20m²
3	WC	2,31m²
4	HALL	8,26m²
5	BATHROOM	5,80m²
6	BEDROOM	19,01m²
APARTMENT 01		84,18m²

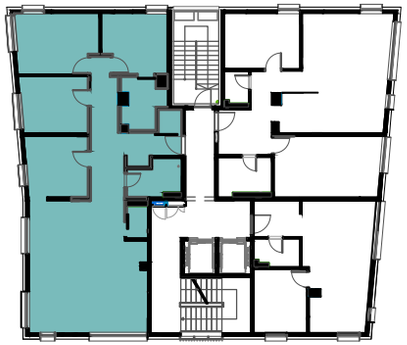




STAN 02/
APARTMENT 02

1	DNEVNI BORAVAK	25,15m²
2	SPAVAĆA SOBA	9,87m²
3	KUPATILO	3,60m²
4	HODNIK	4,88m²
STAN 02		43,5m²

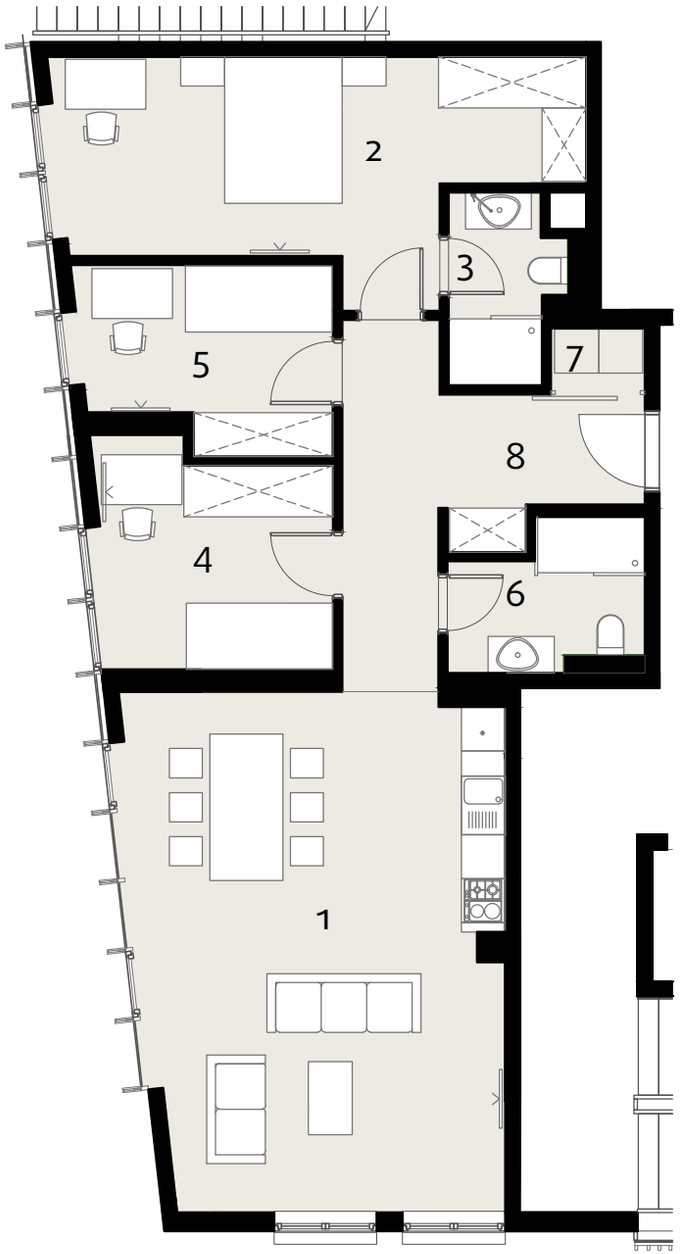
1	LIVING ROOM	25,15m²
2	BEDROOM	9,87m²
3	BATHROOM	3,60m²
4	ENTRANCE HALL	4,88m²
APARTMENT 02		43,5m²

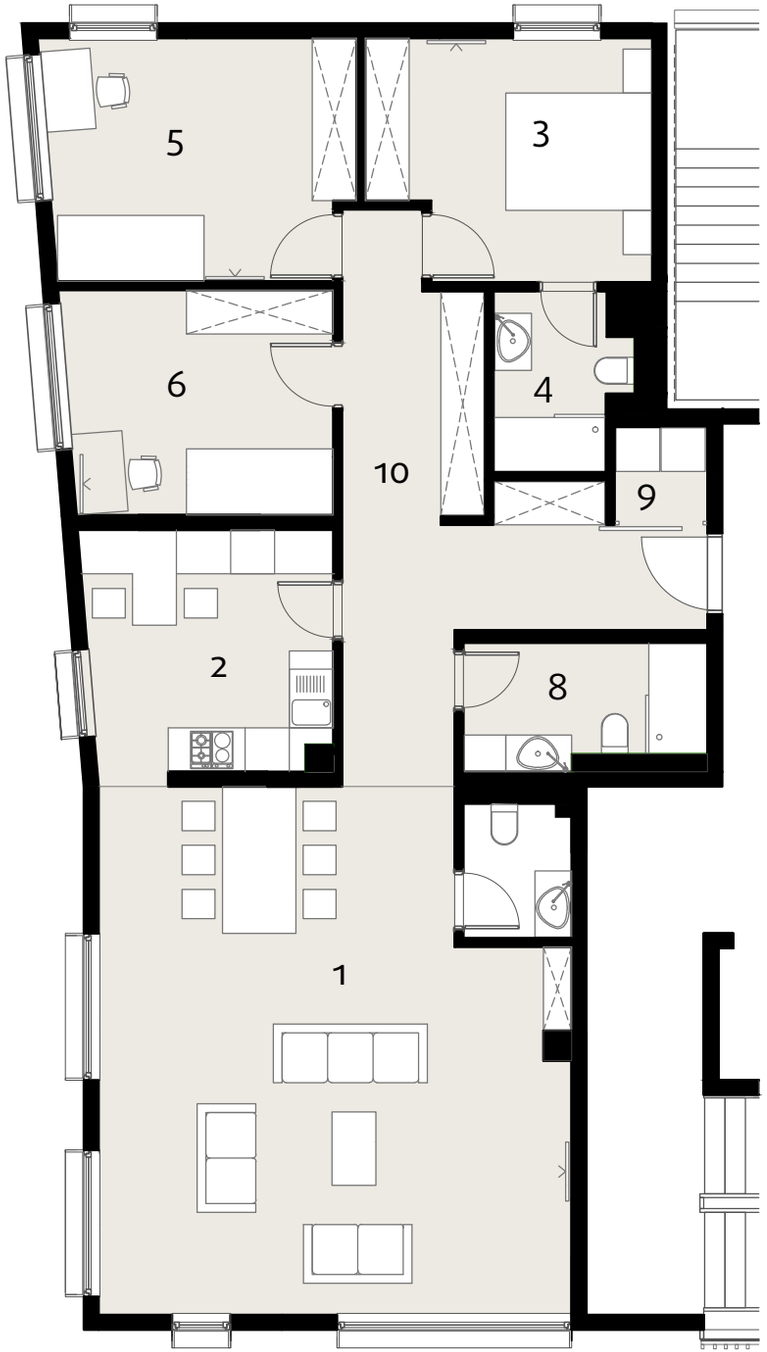


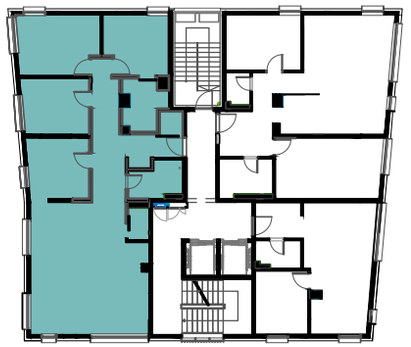
STAN 103/
APARTMENT 103

1	DNEVNI BORAVAK	35,20m²
2	SPAVAĆA SOBA	18,93m²
3	KUPATILO	3,60m²
4	DJEČIJA SOBA	9,60m²
5	DJEČIJA SOBA	8,33m²
6	KUPATILO	4,75m²
7	VEŠERAJ	1,15m²
8	HODNIK	11,60m²
STAN 103		93,16m²

1	LIVING ROOM	35,20m²
2	BEDROOM	18,93m²
3	BATHROOM	3,60m²
4	BEDROOM	9,60m²
5	BEDROOM	8,33m²
6	BATHROOM	4,75m²
7	LAUNDREY	1,15m²
8	HALL	11,60m²
APARTMEN 103		93,16m²







STAN 03/
APARTMENT 03

1	DNEVNI BORAVAK	42,80m²
2	KUHINJA	10,10m²
3	SPAVAĆA SOBA	13,61m²
4	KUPATILO	4,08m²
5	DJEČIJA SOBA	11,11m²
6	DJEČIJA SOBA	12,03m²
7	KUPATILO	5,40m²
8	WC	2,65m²
9	VEŠERAJ	1,69m²
10	HODNIK	18,68m²
STAN 03		122,15m²

1	LIVING ROOM	42,80m²
2	KITCHEN	10,10m²
3	BEDROOM	13,61m²
4	BATHROOM	4,08m²
5	BEDROOM	11,11m²
6	BEDROOM	12,03m²
7	KITCHEN	5,40m²
8	WC	2,65m²
9	LAUNDRY	1,69m²
10	HALL	18,68m²
STAN 03		122,15m²

STAN 701/
APARTMENT 701

1	DNEVNI BORAVAK	26,42m²
2	KUHINJA I TRPEZARIJA	10,10m²
3	HODNIK	11,47m²
4	WC	2,39m²
5	VEŠERAJ	2,47m²
6	KUPATILO	4,80m²
7	KUPATILO	4,58m²
8	SPAVAĆA SOBA	16,18m²
9	SPAVAĆA SOBA	12,30m²
10	SPAVAĆA SOBA	9,20m²
11	HODNIK	8,00m²
12	TERASA	97,73m²

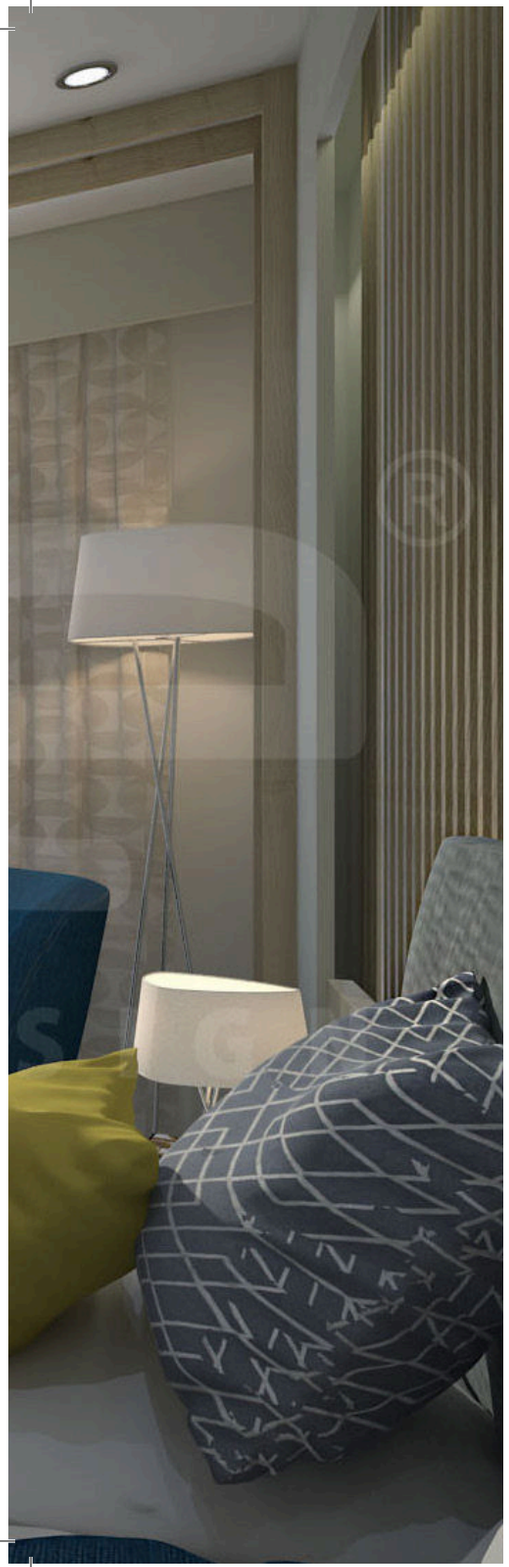
STAN 701	121,18m²
STAN 701 + TERASA	218,91m²

1	LIVING ROOM	26,42m²
2	KITCHEN & DINING ROOM	10,10m²
3	HALL	11,47m²
4	WC	2,39m²
5	LAUNDRY	2,47m²
6	BATHROOM	4,80m²
7	BATHROOM	4,58m²
8	BEDROOM	16,18m²
9	BEDROOM	12,30m²
10	BEDROOM	9,20m²
11	HALLWAY	8,00m²
12	TERRACE	97,73m²

APARTMENT 701	121,18m²
APT 701 + TERRACE	218,91m²

INTERIOR DESIGN

WELCOME *home*



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