Umsókn um byggingaráform
Hafnarbraut 4-8



Skjal sótt af '00000000' dags: 12.11 2026

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Tafla úr deiliskipulagi:

Hafnarbraut 4-8		
Lóð	2.437	m2
Íbúðir	4.800	m2
Samtals	4.800	m2
Bílgeymsla	1.200	m2
Heildarfermetrar	6.000	m2
Kennitölur		
Nýtingarhlutfall	1,97	
Heildarnýtingarhlutfall	2,46	
Fjöldi íbúða	38	
Bílastæði per íbúð	1,3	stæði/íbúð

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Hafnarbraut 4-8 - umsókn um byggingaráform

Skýringarmynd og stærðargráða deiliskipulags

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Hafnarbraut 4-8 - umsókn um byggingaráform

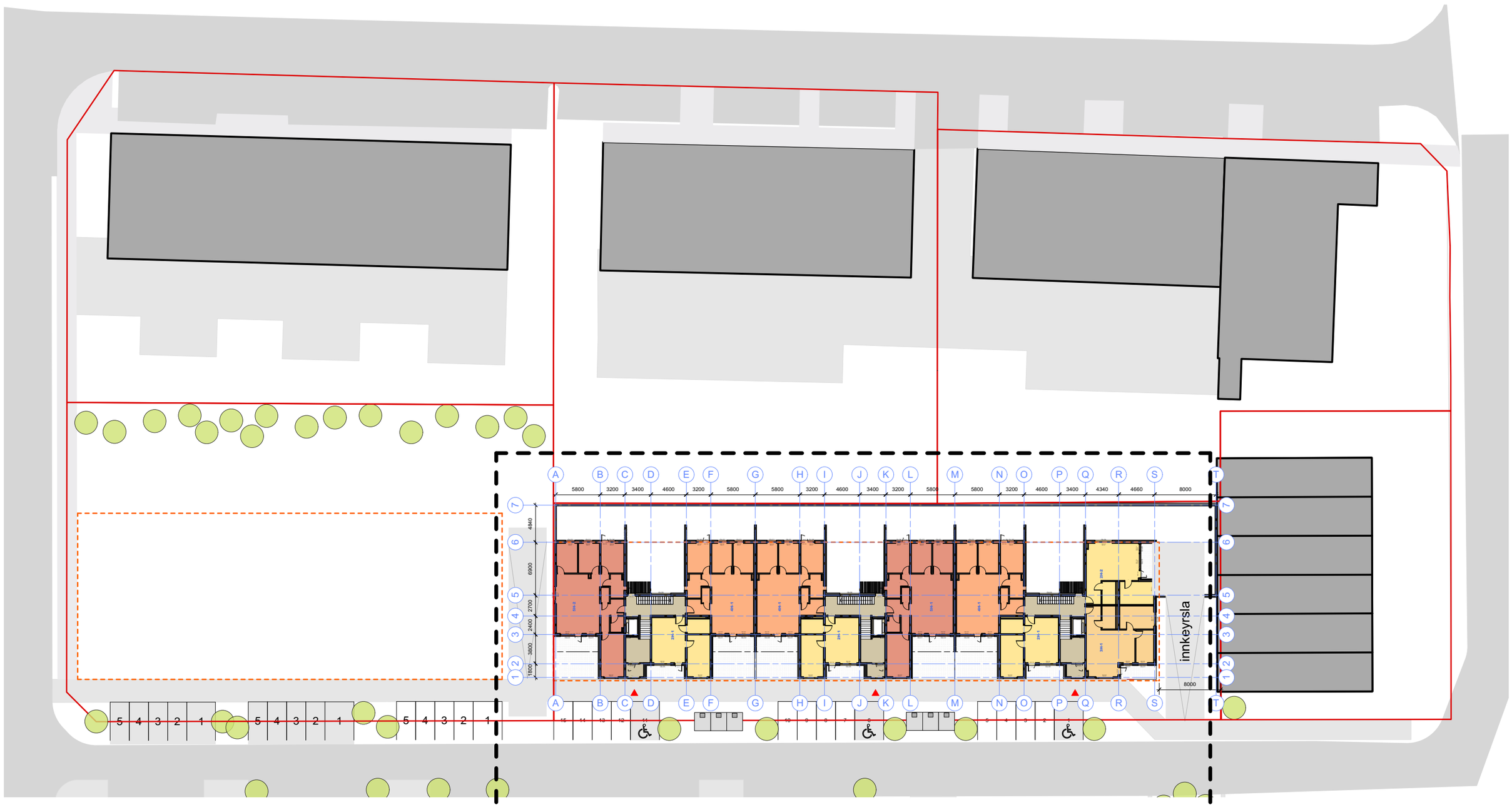
Yfirlitsmynd - austurhlið

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38 íbúðir
38 bílastæði í kjallara
15 bílastæði á lóð

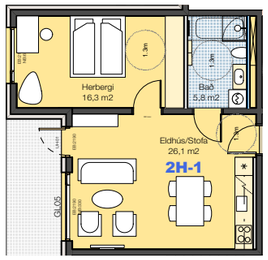
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Hafnarbraut 4-8 - umsókn um byggingaráform **Fjöldi íbúða og bílastæða**

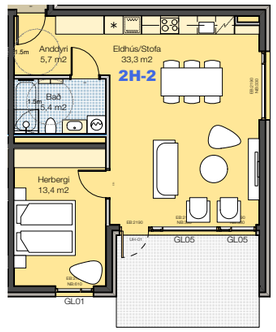
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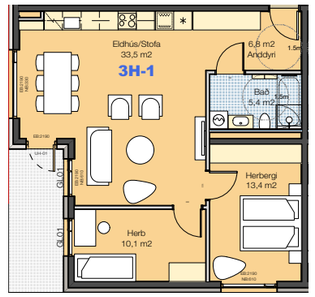
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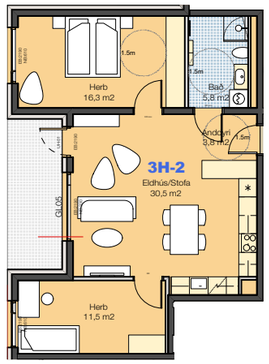
ÍBÚÐ 2H-1 / 48,2 m2 (nettó)
1.hæð : 3
2.hæð : 0
3.hæð : 0
4.hæð : 0



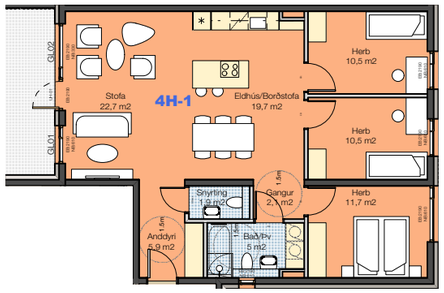
ÍBÚÐ 2H-2 / 57,8 m2 (nettó)
1.hæð : 1
2.hæð : 1
3.hæð : 1
4.hæð : 1



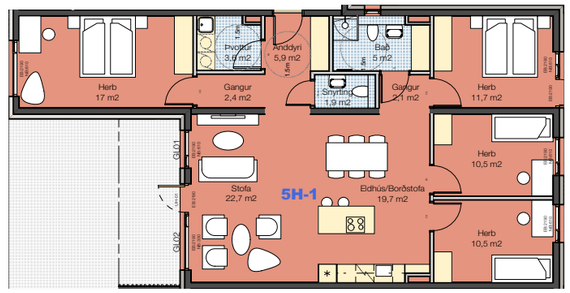
ÍBÚÐ 3H-1 / 69,2 m2 (nettó)
1.hæð : 1
2.hæð : 1
3.hæð : 1
4.hæð : 1



ÍBÚÐ 3H-2 / 67,9 m2 (nettó)
1.hæð : 0
2.hæð : 3
3.hæð : 3
4.hæð : 1



ÍBÚÐ 4H-1 / 90 m2 (nettó)
1.hæð : 3
2.hæð : 3
3.hæð : 3
4.hæð : 1



ÍBÚÐ 5H-1 / 113 m2 (nettó)
1.hæð : 1
2.hæð : 1
3.hæð : 1
4.hæð : 0

ÍBÚÐ 5H-2 / 114,3 m2 (nettó)
1.hæð : 1
2.hæð : 1
3.hæð : 1
4.hæð : 0

ÍBÚÐ 5H-3 / 102,4 m2 (nettó)
1.hæð : 0
2.hæð : 0
3.hæð : 0
4.hæð : 1

ÍBÚÐ 5H-4 / 103,7 m2 (nettó)
1.hæð : 0
2.hæð : 0
3.hæð : 0
4.hæð : 1

ÍBÚÐ 6H-1 / 129,2 m2
1.hæð : 0
2.hæð : 0
3.hæð : 0
4.hæð : 2

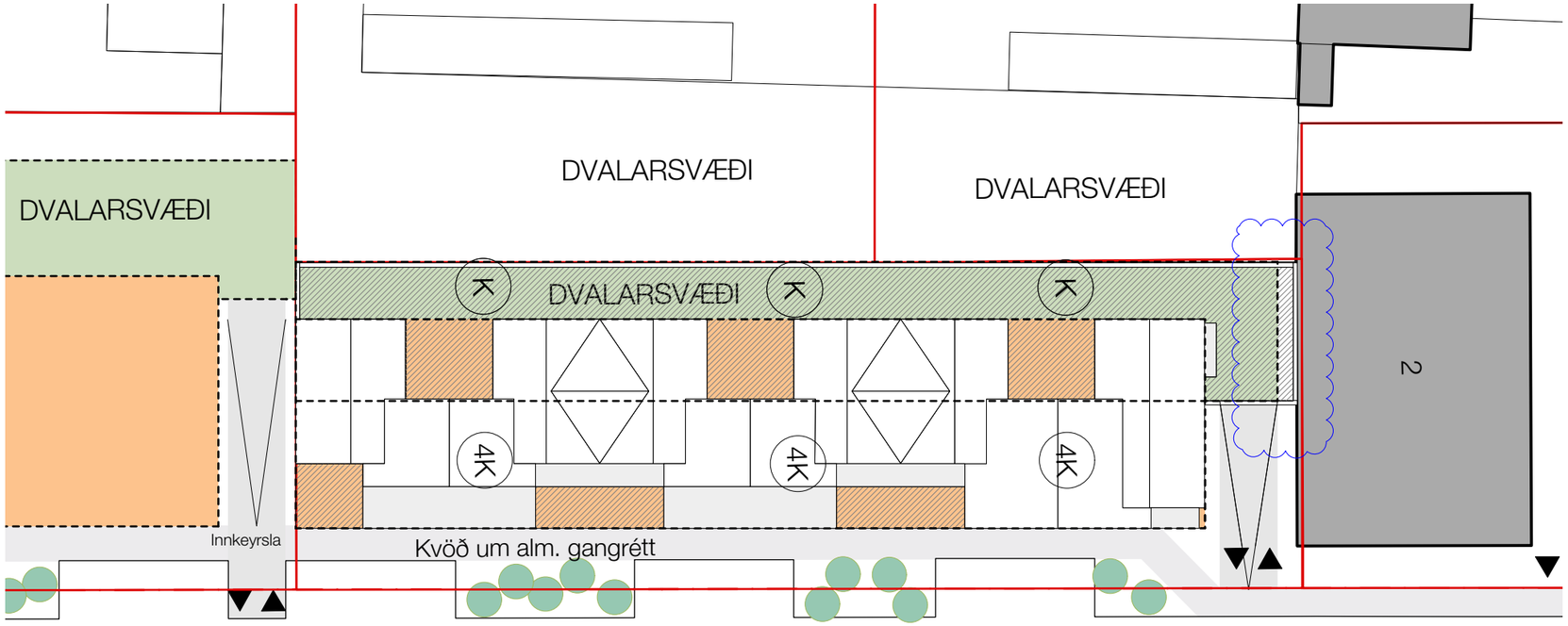
Hafnarbraut 4-8 - umsókn um byggingaráform **Íbúðargerðir**

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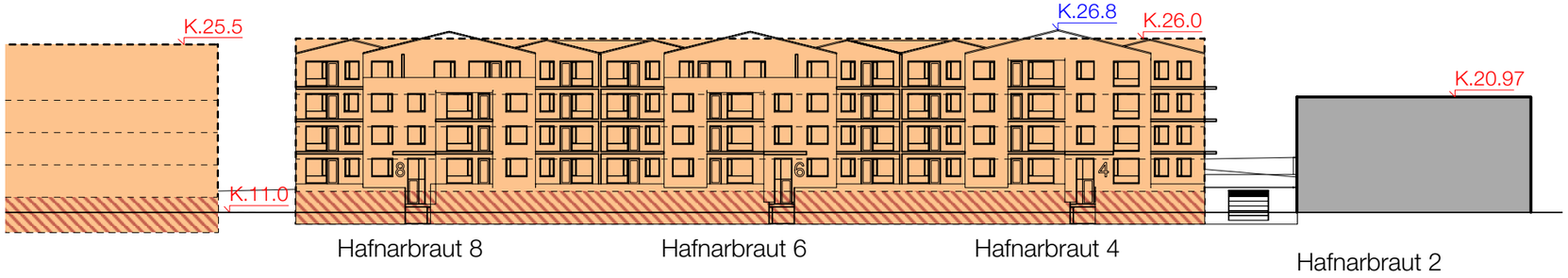
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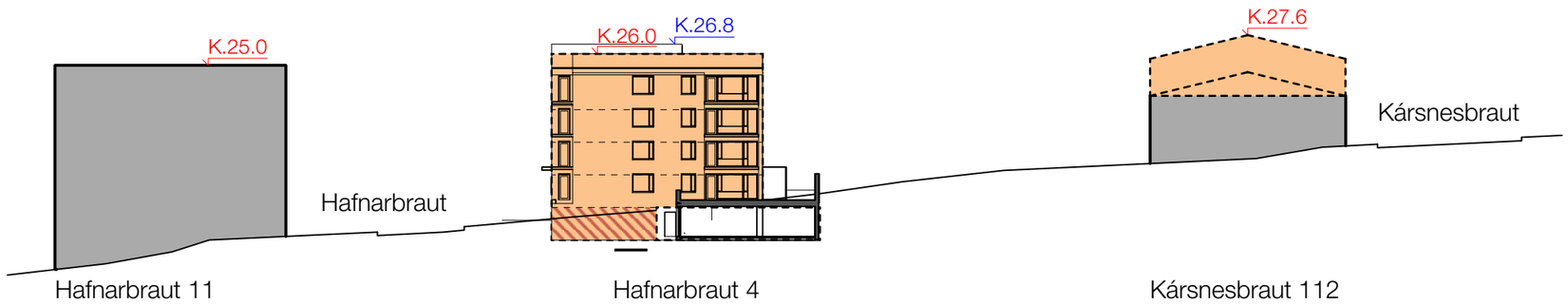


Þakrými kjallara

Frávik frá deiliskipulagi

K.26.8





Hafnarbraut 4-8 - umsókn um byggingaráform **Skilmálateikning**

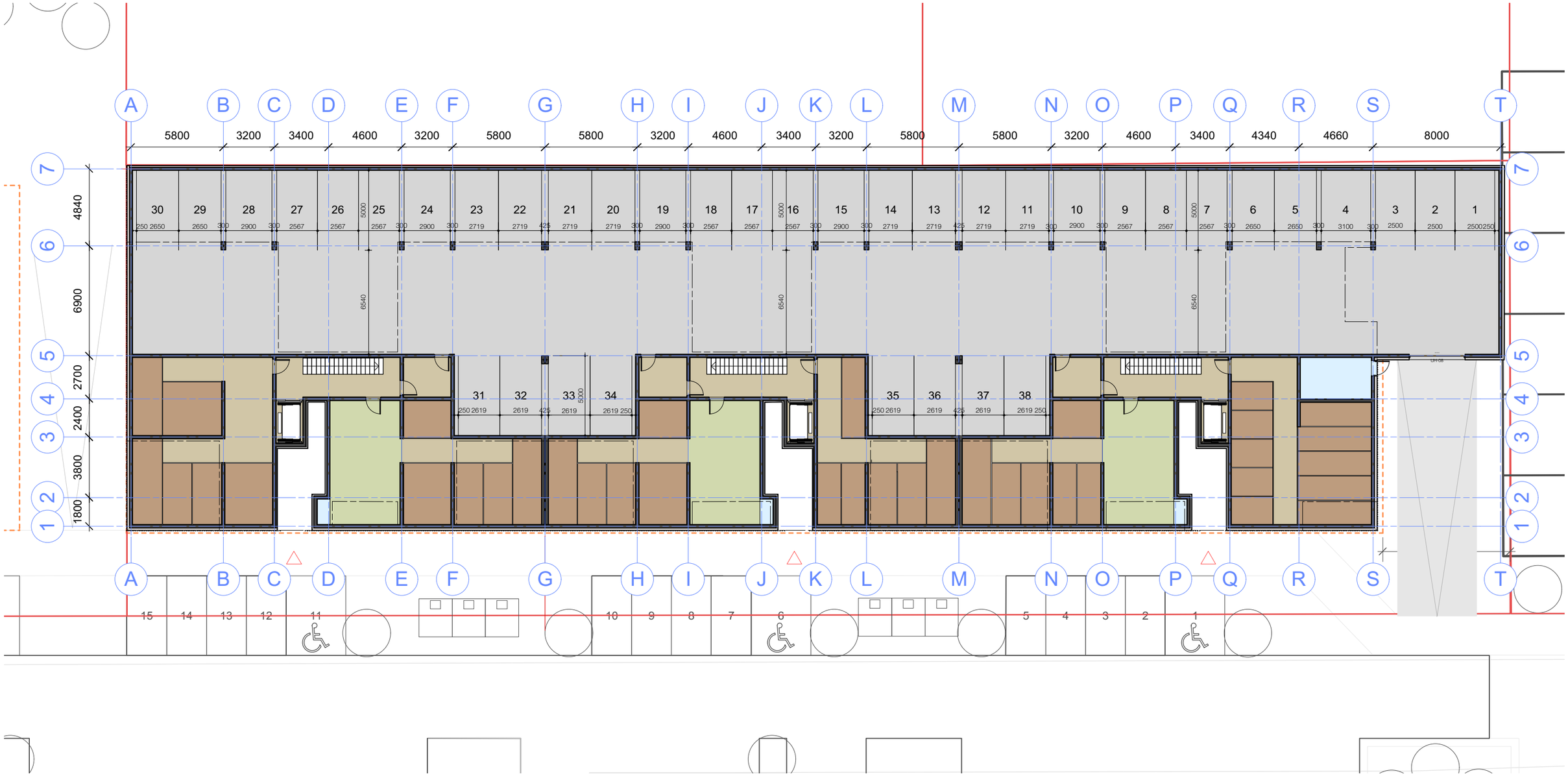
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Hafnarbraut 4-8 - umsókn um byggingaráform

Grunnmynd kjallara 1:250 @ A3

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GRMK-F	690,9	FLATARM-brutto
GRM1-F	1.064,5	FLATARM-brutto
GRM2-F	1.064,7	FLATARM-brutto
GRM3-F	1.064,7	FLATARM-brutto
GRM4-F	975,3	FLATARM-brutto
-	186,8	FLATARM-op
Samtals	**4.673,3**	
38	123,0	meðalstærð
GRMK-F	1.153,2	N Bilageymsla

Tegund	Fjöldi	Flatarmál
N Sameign	21	632,6
N Hjól og vagnar	3	116,7
N Geymslur	12	333,6
N Bilageymsla	1	1.153,2
N Tæknirými	4	21,4
N H2	7	456,1
N H4	10	1.059,4
N H5	8	1.056,6
N H3	11	879,4
N H6	2	305,6

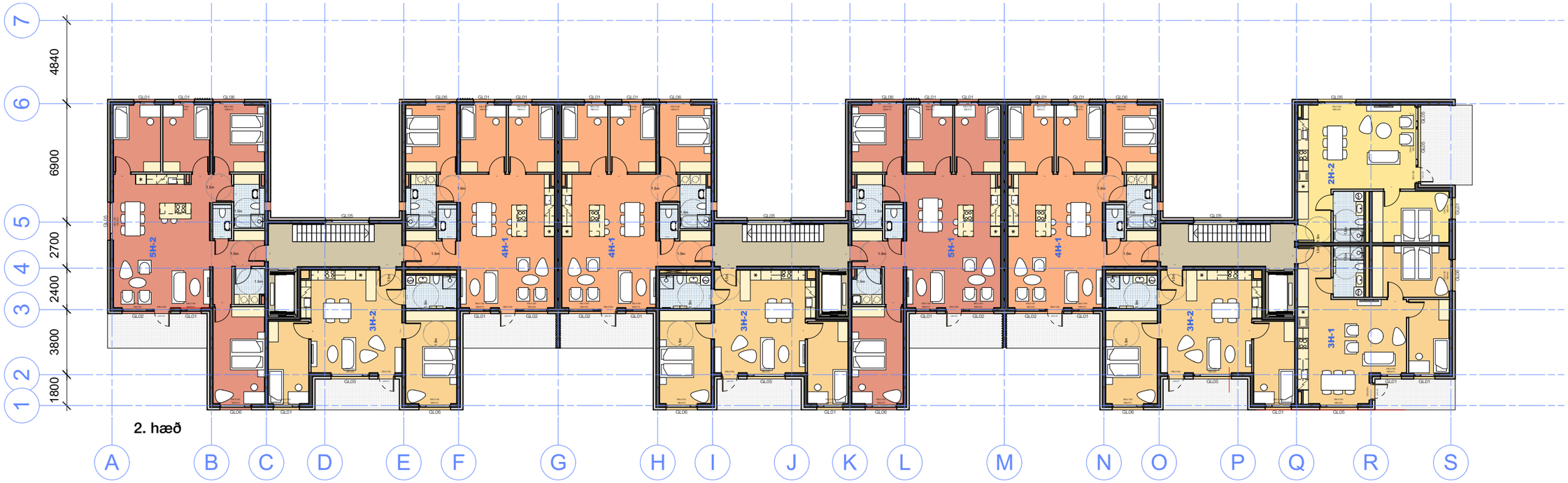
Hafnarbraut 4-8 - umsókn um byggingaráform **Grunnmynd 1. hæð og lóð 1:250 @ A3**

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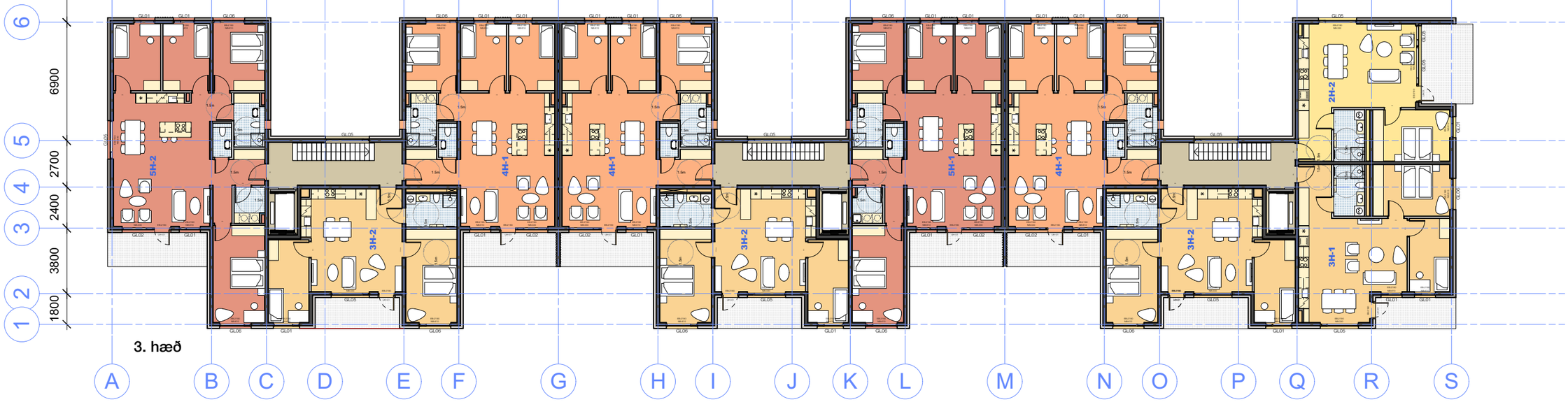
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2. hæð



3. hæð

Hafnarbraut 4-8 - umsókn um byggingaráform **Grunnmynd 2. og 3. hæð 1:250 @ A3**

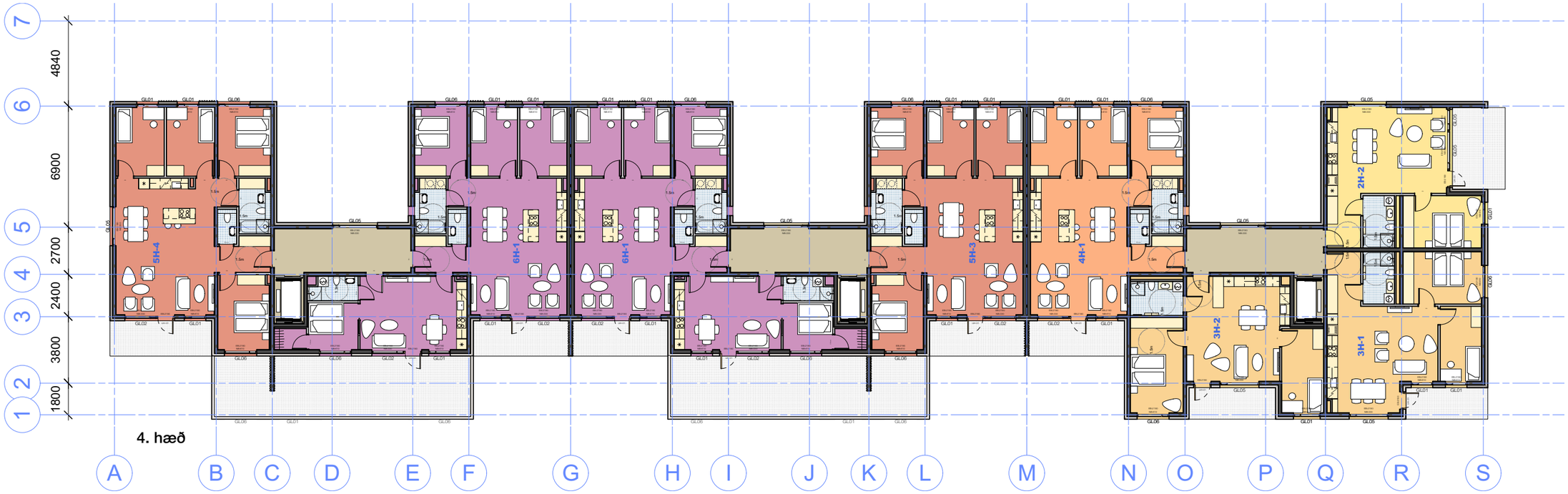
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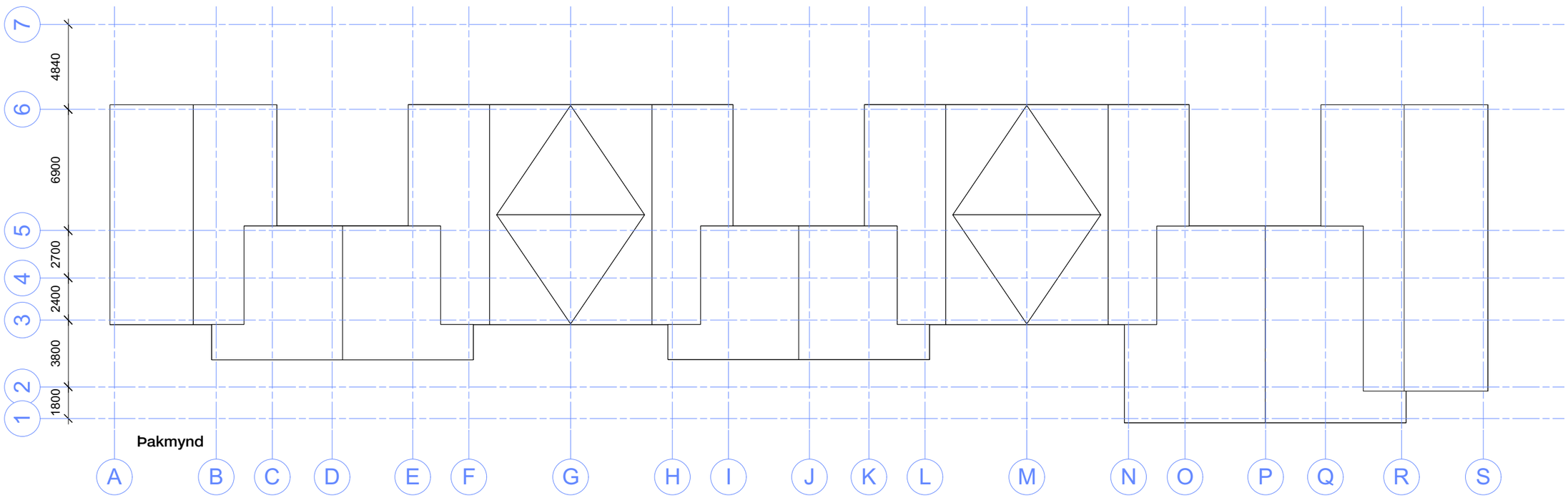
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4. hæð



Þakmynd

Hafnarbraut 4-8 - umsókn um byggingaráform

Grunnmynd 4. hæð og þakmynd 1:250 @ A3

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Vesturhlið



Austurhlið

Hafnarbraut 4-8 - umsókn um byggingaráform **Útlit 1:250 @ A3**

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Horft til vesturs



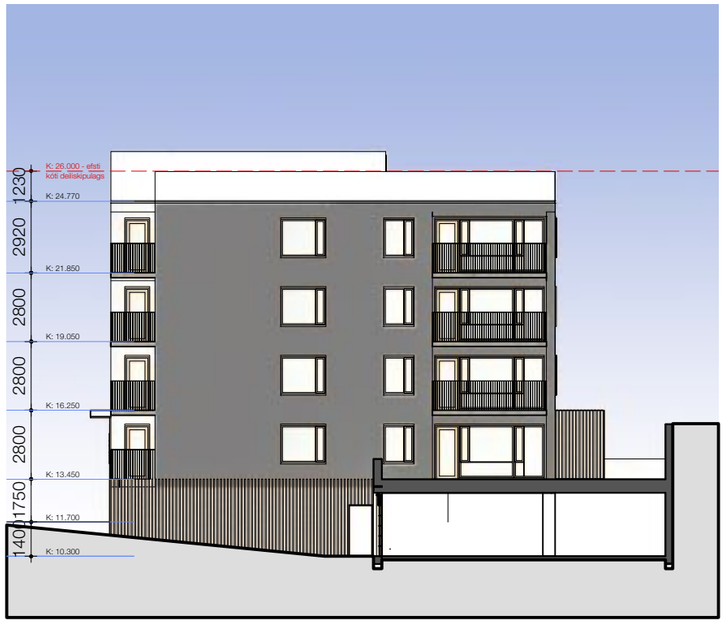
Hafnarbraut 4-8 - umsókn um byggingaráform **Sneiðing 1:250 @ A3**

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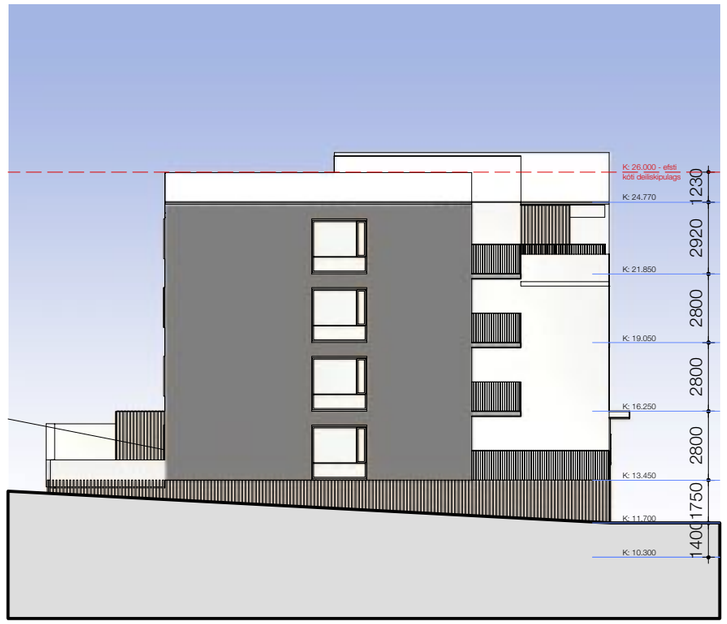
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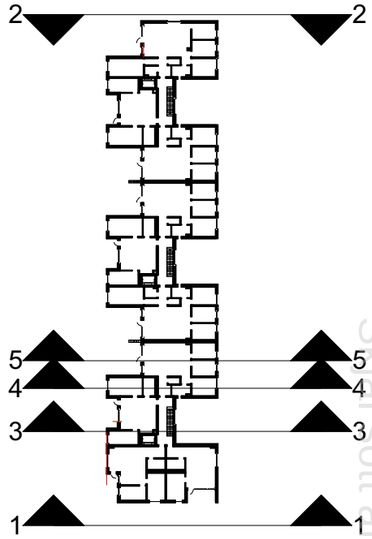
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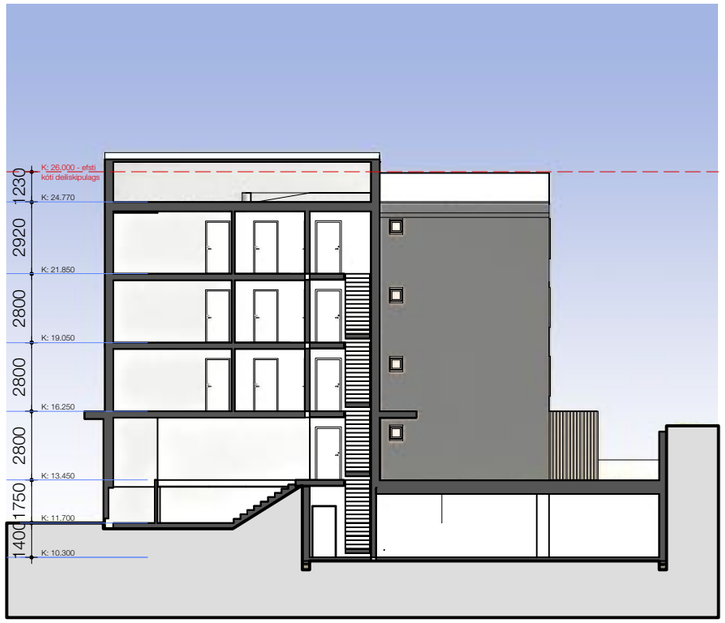


Suðurhlið - sneiðing 1

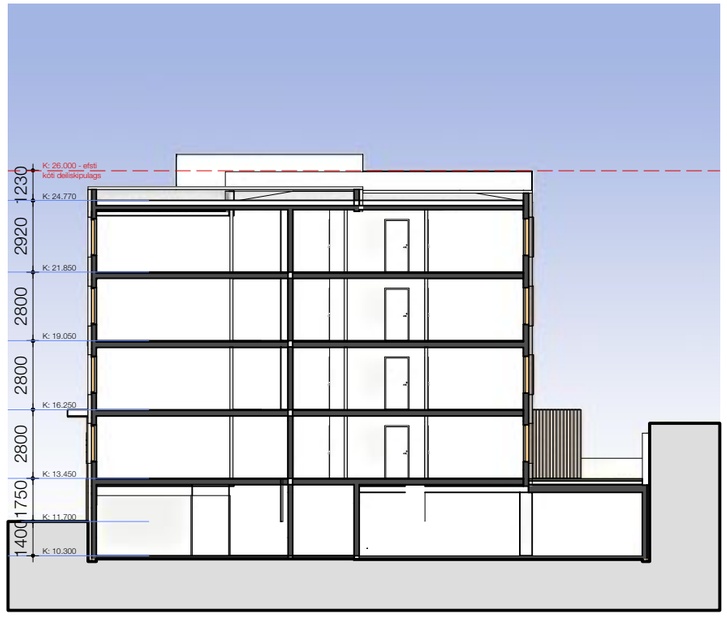


Norðurhlið - sneiðing 2

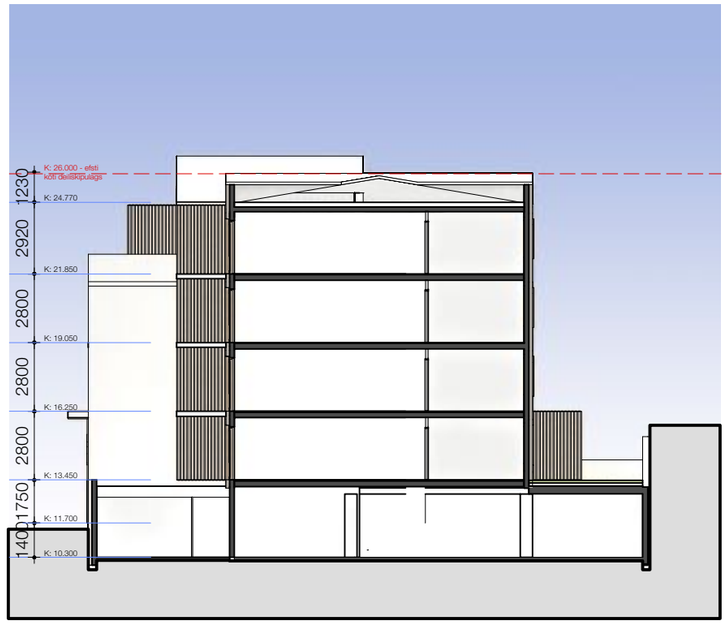




Sneiðing 3



Sneiðing 4



Sneiðing 5

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Hafnarbraut 4-8 - umsókn um byggingaráform

Útlit og sneiðingar 1:250 @ A3

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Hafnarbraut 4-8 - umsókn um byggingaráform

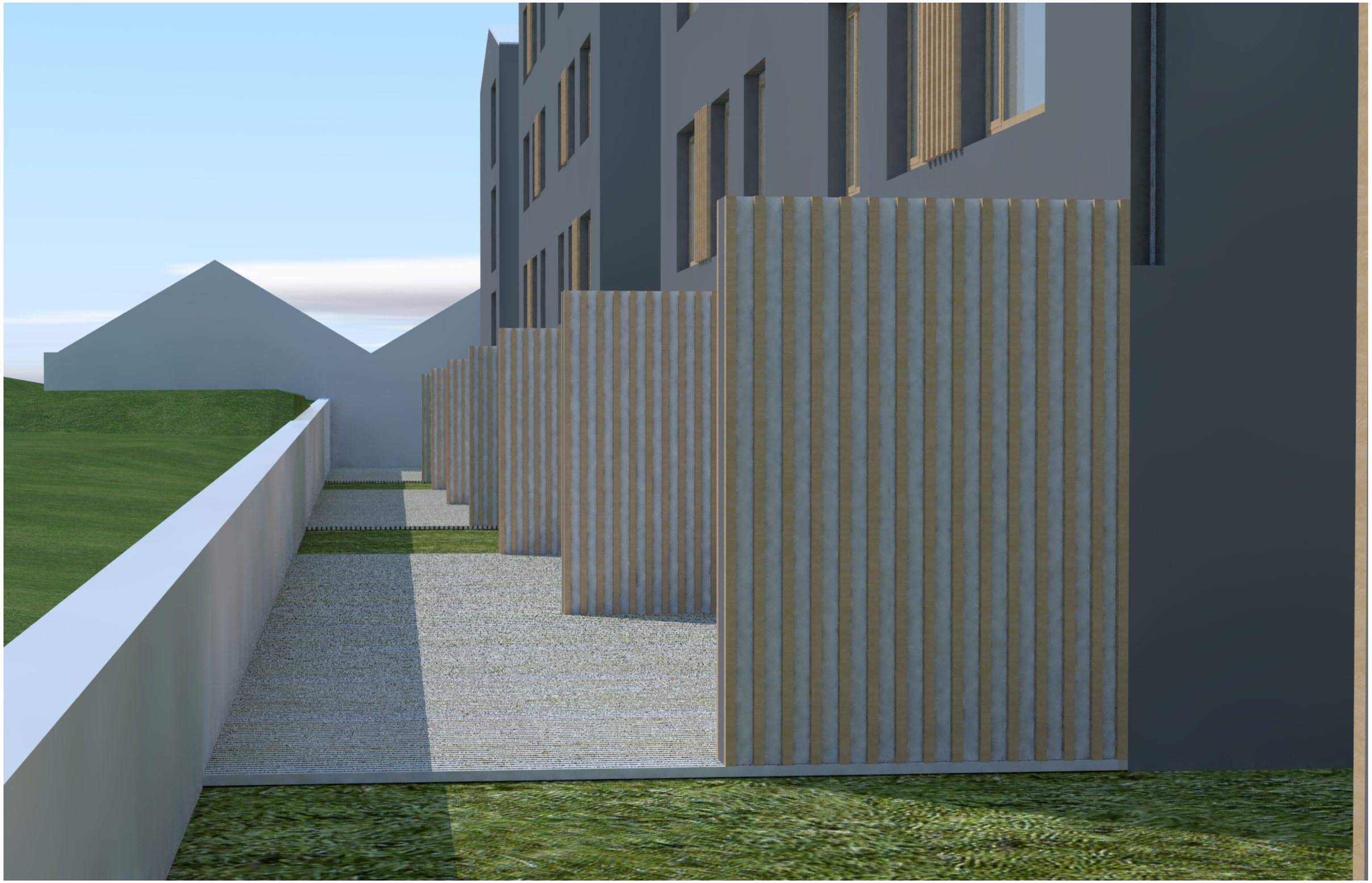
Yfirlitsmynd - horft til suðurs

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