



## PASSERINVEST STARTS CONSTRUCTION of Roztyly Plaza, slated for completion by August 2023

each with a floor area of 3,300 m<sup>2</sup>, and a seventh receding storey with a green rooftop terrace, will be built within two years. On street level there will be 1,500 m<sup>2</sup> of space for shops and services and a parking garage on four underground levels with a total capacity of 440 cars: 340 spots will be designated for the tenants of the building and a P+R parking lot will occupy 100 spots. The developer is financing the construction of the public service, prescribed by the zoning plan. It has concluded an agreement with the Technical Road Administration on the operation of the P+R. So far, Rožtyly Plaza is building speculatively and financing the construction from its own resources, though negotiations with banks to arrange loan financing are underway.

"An abundance of daylight is essential for both a quality indoor environment and energy efficiency," Unger stressed, adding that daylight will also enter the building through the **interior atrium**, which will rise **through all the floors** and will also be a distinctive design element. "The Atrium will be covered, so a pleasant indoor climate will be created here and all internal movement will converge here: there will be a reception and lobby here and panoramic elevators to take you up. These will then be connected to the offices via catwalks, so people will get to their workplaces very quickly. On the ground floor there will be a green garden, above which will float an



On the street level, the project plans from three to six retail units on an area of 1500 m<sup>2</sup>. "Shops for day-to-day needs should be going in here, such as a smaller supermarket, drug store or tobacconist, as well as a cafeteria. The final number of units will depend on the tenants' demands for space," explained Unger. The shops will also

The triangular plot of land is not the only one that Passerinvest is planning on developing in





The new sport facilities for public in the green park Nové Roztyly  
Investor: Passerinvest Group

Roztyly in the future. The other land that it owns runs over the metro tube towards the former Interlov slaughterhouse complex and partially in the direction of the Krč Forest. Its use, however, is a question of the more distant future. The construction of the **Sequoia office building**, on the other hand, is approaching according to a design by the **architecture studio A8000**, which is now undergoing the approval process. The developer is

considering beginning the construction during the course of next year. The slab-shaped building with a leasable area of 30,000 m<sup>2</sup> is going up by the junction of Prague's Magistrála and the South Ring Road in the immediate vicinity of the T-Mobile building, the height of which it will copy.

Sequoia will form a noise barrier for the blocks of flats and park, which will be built further away from the busy road in the former Interlov complex. The change to the zoning plan for the residential part of the **Nové Roztyly** project could be approved in the first quarter of 2022, according to Unger. Thus, its construction could follow the completion of the Sequoia building in around 2024.

Here the developer is planning **roughly 600 flats**, 400 of which will be meant for sale and **200 for rent**. The development of the entire locality, which Passerinvest entered in 2006, and where it also revitalised the expansive **nature and recreational Nové Roztyly Park with an area of 4 ha** on the border of Interlov and Krč Forest at its own expense in the past few years, should be completed according to current estimates in 2026/2027.



**GOLDBECK** – v České republice působíme již od roku 1994, jsme rodinná firma s 50letou tradicí a centrálou v německém Bielefeldu.

**Naší doménou jsou průmyslové haly, kanceláře, parkovací domy, školní budovy a v neposlední řadě obytné domy.**

Realizujeme stavební projekty systémově. Plánování a budování s průmyslově prefabrikovanými systémovými prvky, jak je implementujeme, je výrazně efektivnější z hlediska zdrojů než konvenční metody výstavby. Naše plánování, výroba, logistika a montáž jdou ruku v ruce a jsou perfektně sladěny. Víme, že hospodárnost a ekonomická stránka je pro naše partnery velmi důležitá. Spokojenost zákazníka je naší prioritou, zakládáme si na pevné ceně a termínech.

Náš sortiment je široký, ale výchozí bod naší práce je vždy stejný: **GOLDBECK staví na základě průmyslově vyráběných systémových komponentů, rychle, ekonomicky, na klíč.**