

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

This October, Passerinvest Group started construction of the Roztyly Plaza office building near the Roztyly metro station in Prague 11. Upon completion, planned for August 2023, the project designed by the studio Aulík Fišer architekti will offer a total of 23.000 m² of office space together with retail on street level and an underground P+R parking lot. The building, the construction of which will require an investment of 1.2 billion crowns, not only opens up the transformation of the immediate surroundings of the metro station and the modernisation of the existing commuter bus terminal, but will also begin the revitalisation of the wider area: Passerinvest Group, which owns a total of

9 ha of land in the locality, is also preparing residential and office development in the former Interlov brownfield near the junction of the D1 motorway and the South Ring Road in the direction of the Krč Forest, which will start in the coming year with the construction of another office building named Sequoia.

The building permit for the **Roztyly Plaza** building was acquired by Passerinvest Group this October and immediately afterwards the general contractor, the construction company Gemo Olomouc, started the preparatory work. On a plot of 10,500 m² that the group acquired four years ago from Unimex, directly opposite the entrance to the metro station, a building with six full storeys,

each with a floor area of 3,300 m², and a seventh receding storey with a green rooftop terrace, will be built within two years. On street level there will be 1,500 m² 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, Roztyly Plaza is building speculatively and financing the construction from its own resources, though negotiations with banks to arrange loan financing are underway.

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The design of the building came from an invitational architectural competition, which was won by the design from the studio **Aulík Fišer architekti**. They designed the building to correspond in height with the adjacent T-Mobile office building from the 90s and its shape to match both the surrounding buildings and the nearby Krč Forest. "Thus, the building's design combines both straight and rounded lines. It will actually be a geometric-organic building with the dominant façade facing the metro station; the ground plan corresponds to the triangular shape of the plot of land," stated architect Jan Aulík.

The completely glass facade, which ensures the maximum daylight, is divided by transversely protruding cornices. In addition to an aesthetic function, they will also shade the façade so that the space behind it does not overheat in summer. Triple glazing will further save cooling costs. "The building will be equipped with standard technologies, but we are considering covering the supply of utilities, in particular electricity, from our own renewable source, or by purchasing certified green electricity. In any case, we want to deal with energy issues sustainably and systemically," explained the Technical Director of Passerinvest Group Martin Unger, adding that the building aspires to obtain BREEAM certification on the Excellent level.

"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



atypical light art object that we will be designing ourselves or in cooperation with a selected artist. There will be risers along the sides, which will give rise to all kinds of ambient nooks, in which it will be possible to work or to meet with someone," described architect Jan Aulík.

The **green rooftop terrace** with an area of 2,100 m² will offer additional space to sit. "Various places protected against the wind and gazebos will be created here, offering spaces to sit and relax or work, complemented by a covered open dining space and kitchen where the employees will be able to prepare their own food or a simple banquet can be organised here," stated Martin Unger.

On the street level, the project plans from three to six retail units on an area of 1500 m². "Shops for day-to-day needs should be going in here, such as a smaller supermarket, drug store or to-bacconist, as well as a cafeteria. The final number of units will depend on the tenants' demands for space," explained Unger. The shops will also

be used by the inhabitants of the neighbourhood passing by the building from the metro and commuter bus passengers. Their wait will be made more pleasant by the **new bus terminal** with shelters located along the perimeter of the office building. On its south side, the project calls for a park and water feature. According to Martin Unger, Passerinvest Group will be investing a total of 26 million crowns in the modernisation of the bus terminal and the landscaping around the building.

The developer is also negotiating with the Prague Public Transit Company about possible cooperation when modernising the metro station. But due to economic sustainability, that depends on the possibility of commercial construction that would be part of the project. Martin Unger also pointed out the necessity of developing clear and transparent rules on the part of the city for such a project to get off the ground.

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

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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 m² 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.





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