

Žilina - further strategy target of developers' campaign

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Lion's share on the fact that glances of big developers start looking at the metropolis of Považie still more has the Korean automobile factory Kia Motors and on it connected project. Thanks the region hectic development as well as the affluence of foreigner capital it is expected, that the interest in industrial, office and residential spaces will be growing at Žilina. Three roads of international significance - the not finalized D1 motorway Bratislava - Košice, the locality on the route of the Pan European railway corridor and on the intersection of international arteries - roads E 42 and E 52 as well as presence of machine-industries, automobile, chemical, textile, wood-working, paper, food and building industries, make from Žilina further strategy target of developers' campaign in Slovakia. The town is not only an importer, but also an exporter of building works. For example the reputable firm Doprastav Žilina contributed in the building-up of the Oprima shopping centre.

From park to Aupark

Žilina is swarming by new intentions - either bigger or lower range - in its historical centre (reconstruction of nouveau house from year 1906 to HV residence 21 with exclusive flats) as well as outside it. For example the idea of the Zelená zóna kreativity project (the Green Zone of Creativeness Project) is to revitalize the place under the circular overpass Rondel encircled by traffic communications to the public park, which will be made-up by garden architecture, mosaic, benches, pavements and objects for children games. The state does not forget an education of the town yet - the new complex of Žilina University ought to grow-up near the forest-park Chrast' till year 2011 connected with the science-technological park.

However, further development of Žilina would be unthinkable without adequate infrastructure including the key transport artery. In September 2008 two international consortiums got to the tender for the building-up and operation of the most difficult stages of the D1 motorway at Žilina surrounding (Hričovské Podhradie - Lietavská Lúčka, Lietavská Lúčka - Višňové, Lietavská Lúčka - Žilina and Višňové - Dubná Skala in the length sharply 29 km). The longest tunnel in Slovakia 7.5 km long ought to be built-up between Višňové and Dubná Skala.

The project of Aupark became an apple of discord so at Košice as at Žilina. In September 2008 the Regional Building Office accepted the protest of the regional prosecutor's office that it acted unlawfully when it cancelled the municipal council decision on stoppage of its building-up. That is why the mater solving was transferred to the concerned Department. In March 2009, however, the District Court at Žilina decided that the agreement between Aupark II Company and Žilina town on the sell of Štúrovo Square is lawful. In spite of ongoing court legal dispute HB Reavis Group developer continues in proceedings with Žilina self-government representatives.

Favourite in sports facilities

The town sports centre with the covered hall ought to grow-up in the Žilina housing development Vlčince at the price of 2.324 mills € (70 millions SKK) till summer 2009, which will create opportunities for activities like skateboard, cyclotrial, bicross, hockey, skating or figure skating, by the major Ivan Harman. Žilinská parkovacia company, the major owner of which is the town, is being built-up it. The building-up of Národné športové Centrum (the National Sports Centrum) is planned in the Bôrik locality at the price of 150 millions € (4.5 billions SKK). Representatives of Žilina self-governmental region, Žilina town, Žilina

University, the Union of Slovak Scientist-Technical Companies and SIRS - Project signed the declaration on the common design in June 2008.

The multifunctional centre Štadión (Stadium) at the price of almost 100 millions € (3 billions SKK) involving the rental area of 66 thousand m² and 1 750 parking places ought to become one of the metropolis dominant. The project of Preto, Quinlan Private and Develon investors, which will establish up to 2 000 new job positions, was introduced in the international fair MIPIM in Cannes. They plan to finish the stadium in 4 phases till autumn 2012. The phase zero includes reconstruction and finish of the eastern tribune of the MŠK Žilina Club football stadium, by which the total capacity will increase up to 15 thousand spectators. Opening of the first phase - the commercial and social centrum is expected in autumn 2010. The multifunctional centrum will gradually be made wider in two following phases and will be added by the 16-storeyed administrative dominant. It will contribute to further development of the retail market in Slovakia in symbiosis with sports and will bring other world marks from the area of fashion, sports and electronics to Žilina, where Euro Max Slovakia is already working.

First out of Bratislava „skyscraper“

Till year 2007 the most expressive project at Žilina - the 200-flat Amfiteater complex in 7-storeyed blocks B and C (120 flats) and 22-storeyed tower (80 flats), which is growing up in the villas ward Bôrik, has no congruence in the concerned region of Slovakia. Not only the highest flat house in the town is concerned, but also above standard serviced one upon the local conditions. For example the reception, safeguarding, the children corner, the relax centre belong to services offered.

Maybe the biggest turn-up was created by the Ciss City project in the former industrial zone. Up to 42-storeyed object have all assumptions to become a new dominant of Žilina and whole Považie, but also the first out of Bratislava „skyscraper“ (from 150-meter border needed for such mark it will be separated by 6 metres. The built-up at the price of above 2 billions, which will be realized by Ciss Martin in years 2009 to 2013, will offer representative spaces to domestic and foreigner clients. The underground garage involving the capacity of 40 places, the shopping mini-centre on the ground floor, the 220-bed hotel with apartments, 36 flats, the café shop on 40th and 41st storeys and the observation tower on the highest storey at last - such should be the functional cross section through the tower.

Besides the 114-metre dominant the large complex will consist of 21 objects offering top equipped offices as well as housing, gastronomic or relax services (fitness, sauna, pool) - with connection to the big congress centre for 200 participants and the luxury hotel on 62-thousand m² area. The mission of exhibitory and storage spaces ought to be presentation of building industry and its products. Long-term vision of this post-industrial locality revitalization should direct to the creation of the new town centre.

Photo - www.zilina-gallery.sk / Ciss City

- 1 - Žilina, overall view
- 2 - Aupark Project
- 3 - Amfiteater Project
- 4 - Ciss City Project

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