

Dunajská Inner City Residence - luxury with the relationship to tradition

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Dunajská Street begins at the intersection of Ulica 29. augusta (29th August Street) and from the opposite end is closed by the first Bratislava skyscraper "Manderlák. It has decent amenities - savings bank, Teta food shop, Liga pasáž (the Liga arcade), high school or restaurant with a garden Presburská kúria (Pressburg mansion). Within reach is Tesco, banks, nursery, primary and secondary schools, bus station, Medická záhrada (the Medical garden), playground in Jakubovo Square, theatres, restaurants, cafes and associated with folklore of this place.

Modern living in symbiosis with commerce

The Inner City Residence project offers 43 suites of apartments in the absolute centre of the metropolis, located in 2 basic blocks - A, (internal facade of Dunajská Street) and B (inner courtyard + private garden) followed by commercial and office space on the 1st and the 2nd aboveground floor and 213 parking spaces in 4 underground garages. Access to the street is two-way and the exit to important communications is designed to provide several gates towards through Ulica 29. augusta, Lazaretská Street, Klemensova Street and the exit itself from Dunajská Street below Manderlák.

The first of two separate new buildings (A) is situated directly in Dunajská Street and its 3 above ground and a part of the 4th floor successive to the line of street facades of neighbouring buildings. The second, independently staying object of residential nature (B), will grow in the yard to divide it into zones of half-private and private nature.

The multi-building also includes commercial facilities located on 2 floors in block A, with the possibility of interconnection. On the 1st floor is available 10 business and administrative spaces, some (with large glazed facades) are driven straight to the street. A part of commercial space on the 2nd aboveground floor is a smooth continuation of spaces from 1st aboveground floor, which, according to developer „increases the potential for effective use and also exclusivity and attractiveness to the customer.“

Green courtyard - rural element in the middle of the city

Objects are terminated with flat roof terraces and vegetation roofs. A part of each apartment are high-quality materials and design gems from reputable suppliers. Other standard housing elements include plasterboard ceilings, aluminium profile windows with insulating double-glazing, floors of loggias and balconies made of acacia wood, camera system, fire alarm, gas boiler, independent heating, DEVI heating mats in the bathroom, the cooling unit in the daily room, structured wiring (distribution of TV, Internet, telephone) as well as home video telephone.

Genius loci of the street also created the architects, who brought rural elements in yards of individual houses. The Inner City Residence designer preserved this tradition; therefore, the courtyard with a leisure space and a garden for their residents will be a part of both blocks. This solution builds on the tradition of historic residential homes in the centre where in front of the people entering the building will open an atrium covered by greenery and trees, which offers a quiet refuge from the city bustle.

Small ateliers are flexible response to the crisis

On July 01, 2009 the construction site of the above standard Inner City Residence was completed. Because of some aspects of this extraordinary project, we addressed Adriana Szedlárová, the director of sales & marketing of HRIVIS developing a.s.

At a time when the crisis reached Slovakia in full blast, Dunajská Inner City Residence project was not yet at the stage of under construction that if necessary could not be preserved temporarily. What you as a developer strengthened in the determination to continue and carry it till the entire finale?

An interest in housing and business in the Inner City Residence project is significant despite the difficult situation on the real estate market. As a developer we perceive that quality projects in the city centre are low, what we took as an opportunity. The market became very thin, not only within the luxury-housing segment. If the developer provides a quality project with sound financial background, the only alternative is to be placed on the market as soon as possible. Since the construction work goes according to the schedule, at the end of this year we will have an official approval decision.

Was there the influence of global recession to some corrections in terms of overall capacity of the building, the final balance in square meters or orientation to the target customer?

The crisis did not pass by the Dunajská Inner City Residence project yet. We tried to respond flexibly to customer demands. We modified some of the maisonettes to single-floor flats, we created low ateliers. Regarding the standard equipment of apartments, we moved the bar quite high, as one of few projects we offer an intelligent management system of flats BTicino already in the basic standard (with controlled temperature, lighting or blinds on the touch panel - the author note).

What is the momentary state of saleability of commercial and residential premises: can you already now talk about "success in the difficult times of crisis"?

We can say that the proportion of flats sold in early 2009 exceeded the state of 50 percent. Interested clients increase with the approaching date of final approval.

What is in your view the original added value of Inner City Residence compared to other projects of similar type in the centre of Bratislava?

In the Dunajská Inner City Residence project we offer apartments already from 35 m². The largest penthouses have the area around 170 m². The matter of fact is terraces and balconies of different areas. How the added value we perceive housing on a turnkey basis - with full standard, including intelligent management system, as well as with the bonus for furniture or kitchen res. in the value of 16 590 €. Another indispensable fact is enough parking spaces.

What direction will involve your next orientation after this construction handover? Will not become the residential segment the key one for you?

HRIVIS developing primarily concerns with the retail market, not only in Bratislava, but also practically in the whole territory of Slovakia. In the future, we certainly count with a further residential project; the timing is not yet specified given the difficult situation. But we will remain faithful to the luxury-housing segment.

author addendum:

Dunajská Inner City Residence is undoubtedly an important contribution to make compact as yet broken Dunajská Street. Why the creator of the urban planning and architectural concept did not catch the opportunity to straighten her „bent line“, which is often the cause of unnecessary traffic collisions and moreover it looks a bit provincial, remains perhaps the only unanswered question.

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