

Čierna Voda's Triangel is growing well, regardless of any crisis



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The project cannot be denied originality

One of the proofs is the Triangel project by IUWE, a.s., growing on an area of 18 hectares in the direction of Chorvátsky Grob - opposite the existing Kórejská dedina and adjacent to the planned 2nd stage of Monarská alej. The impressive triangular residential development embodies the true opposite of uniformity. Mostly village architecture, yet modern and comfortable, brings an alternative of wider choice. The basic offer includes 4 types of a total of 149 self-standing family houses, 36 semi-detached houses, 38 attached houses (in straight and untraditional semicircular line) and three low-level apartment houses with 83 flats. The family houses are located on plots of 5 to 10 ares and are built exclusively as turnkey projects. The investor has recently announced that it will offer another 11 lucrative sites and a new type of house.

The Triangel complex features a clearly defined area governed by the idea of a magical geometrical shape - a triangle. An artificial pool will be created in its centre, marked by three apartment houses. It will fulfil an aesthetic and relaxation function and will become an inseparable part of the whole estate's drainage and ameliorative system, necessitated by the permanent presence of underground water. The land defined as a "central relaxation zone" constitutes a type of open public space, but taking into account the final number of about 300 families in Triangel, it could be a source of excessive density. This is probably the only half-baked element not quite elaborated by the developer, but it does not in any way question the originality of the project as a whole.

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Feeder road solution

The negatives of this site between the city district of Vajnory and the village of Chorvátsky Grob can be summarized into four points: high level of underground water, excessive presence of mosquitoes, complicated transport to Bratislava and administrative affiliation to the Senec district. Since the project of complex drainage of the location has not been created yet, each investor prepares it by itself, with a varying degree of success, through ameliorating terrain adjustments on a limited area or using a system of drainage ditches. The proximity of the Štúr State Natural Reserve, with its swampy, boggy alder forest, a peat bog and protected fauna as well as flora, does not give a chance to the final solution in the foreseeable future. That is why virtually all investors uniformly keep away from projects of basement houses.

Everything else is, however, positive: clean environment, possibilities of sports (horseback riding, tennis, golf, walks, cycling), close thermal spring, Small Carpathian Wine Route, located only 15km far from Bratislava and 10km far from Pezinok, the only periphery accessible by mass transport. A feeder road to the D1 motorway between Bratislava and Trnava at the Triblavina parking lot and another stage of the Bratislava's D4bypass, which should intersect Vajnory and Čierna Voda in 2015, will be a great help for Čierna Voda residents who face everyday problems on their way to the capital in the near and far future. Only when these projects are completed, it will be justified to talk about the "advantageous connection between Čierna Voda and Bratislava", which developers like to refer to in their promotional materials and their webpages. It is unknown, however, how the global financial crisis would influence the start of construction of the mentioned feeder road announced by the National Motorway Company, originally planned at the turn of 2009 and 2010.



Not just a sum of human dwellings

As the investor IUWE, a.s. emphasizes, it does not offer housing “somewhere in a lonely field”. All residential zones, including Triangel, will constitute an interconnected, comprehensive residential unit with a common offer of shops and services, set in an attractive landscape, with numerous green areas with newly planted trees and bushes. The complex infrastructure of shops and services, virtually within a walking distance from the newly built “town” for people from close as well as farther vicinity, was provided by the investor of the nearby Monarská alej I zone - Nechasim, s.r.o. (member of the developer Vara Group), the first company to realize that without civic amenities Čierna Voda would only remain an unfinished lodging place. Triangel’s investor therefore can afford to promise its clients - its future residents - to “meet all daily needs”. These range from a top-quality supermarket in Monar Market to a shopping arcade in Centre Monar, with a wide range of shops and services, a restaurant, a café, a sport and relaxation centre, a bank, a post office, an outpatient office, a children’s corner and an outdoor playground.

Triangel is a unique project - it is not just a sum of human dwellings; it is an idea materialized and verified in two years. In spite of the slight increase of the starting price per square metre and the tactical pre-Christmas discounts of some developers in Bratislava, there is no comparison with the broader centre of Bratislava yet. Based on the high pace of construction we can estimate at present that the projected deadlines for the construction of apartment houses (autumn 2009) and family houses (within 20 months of execution of the future sale contract) will not be at risk. Obviously the investor is not put off by the looming crisis and is committed to assume the business risks and avoid inactivity, which usually leads nowhere.



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