

Czech FINEP follows on carving out Bratislava



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The answer is easy: attractiveness, acquired a right. The first class facilitated district is concerned with outstanding infrastructure and MHD accessibility, nets of shopping centres (Polus City Center), the market place Miletičova, the covered market place Trnavské mýto), medical facilities (hospital), school facilities (from elementary to university), cultural (Istropolis, Radošinske naivné divadlo), as well as sports ones (the Winter Stadium of Ondrej Nepela, the National tennis centre, the football stadium ŠK Slovan, the baseball hall Pasienky, the swimming place Tehelné pole and the covered swimming place Pasienky).

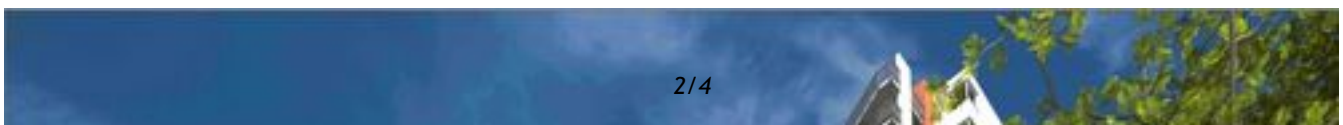
Greenfields will increase the Jégého alej capacity

In the northern, relatively quiet Ružinov zone called Nivy, known by its calm atmosphere and rich greenfields, FINEP is building the residential complex Jégého Alej (we respect the official name of the project, in spite it ought to be „aleja“ correctly according to grammar rules), which will offer together 800 housing units and unusual view to Bratislava panorama, a park with children playground and a square with a fountain, in its totally fourth phases. They did not sprinkle the Project purposelessly - Jégého Street itself is lined thickly with high trees.

First two phases, lines of which are drawn yet in the shape of sharp constructions involving 5, 10 and 21 storeys, consist of 506 one-roomed to 6-roomed housing units and apartments involving the area from 40 to 200 m² and the total area about 31 000 m² of clear floor space. On the parterre and the second aboveground floor commercial places connected with a green terrace will find their place, on the higher floors large flats with above standard facilities. On the highest two ones 3- to 4-roomed maisonette flats with roof terraces will be perching, which will surprise by fascinating view to the city.

The story of the Jégého alej second phase - Greenfields is prosaic. FINEP & partners bought the project of neighbour 21-storied residential building including its land and name from the homonymic society in year 2007. Although both together growing objects create optically a unique area, a bit non-standard will be with them, that they will remain autonomic to each other - without common roofed passage from one to another. The new developer committed himself to respect the original intention, and so in spite of building commerce spaces the prevailing function in 15- and 21-storied building will remain housing. The Greenfields by itself with his about 200 flats and other 66 apartments will increase the originally planned capacity of Jégého alej by one half approximately. The investor did not forget either for unthinkable attribute of modern housing - underground garages, which will offer above 220 parking places. In case of a run of inhabitants or visitors on the complex other 100 cars can be parked on the ground parking places.

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Will they create the seed of future sitting?

The architecturally interesting construction designed like 8-storied building, reaching the height of 14-storied building on the western side, will create the third phase of the Jégeho alej project. It will consist of 176 housing units and apartments in the form of 1+KK to 4+KK involving the area from 33 to 180 m² and the total area of 11 200 m² of clear floor space. The second above ground floor will offer apartments with a terrace and its own front yard, on the higher storeys there will grow flats and apartments with loggias or balconies and three exclusive flats on the highest storey. Totally 800 m² is intended here for commerce purposes, whereas customers will can enter the shops and services situated in the basement of the building directly.

The matter of course is convenient parking placed in the basement of the building and partially on the first storey. The first and second phases of the Jégeho alej submission is planned for the end of year 2009, the third phase building finalization, which is starting these days, is assumed in October 2010. The fourth phase is in the state of preparation currently.

Already now it is apparent, that in spite of „concurrency“ in the form of residence-hotel tower Residence Tower on the opposite end of Jégeho Street, 29-storied Glória (preliminary still the highest residential house in the city), 21-storied Universum and in our conditions unique 24-storied residential complex Rozadol, the towers of Jégeho alej and Griensfields will become dominants, which cannot be omitted in the entire panorama of Bratislava. It will together be free accumulation of high-rise buildings on the northern part of Ružinov, which could become the urbane seeds of their future concentration to the sitting.



What is FINEP

The developer company FINEP was established in year 1995. In more than 13 years of its existence it confirmed excellent repute by the finalization of 14 residential projects and selling approximately 4 500 flats, by which it involved among the biggest companies of its kind on the Czech market. From the original specialization for Prague region it also spread its activities to Bratislava. The company strategy is the building-up quality and reasonably priced housing in localities offering a view to metropolis and disposing close connection with surrounding nature together. Lat years FINEP enlarged its offer by the segment of exclusive residential projects, which simultaneously with quality pay attention to its original architectural design and sensitive access to the locality, are used to be sold out before their finalization normally.

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