

Rovinka - New Centrum: village housing with the town within reach



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Thanks to the possessiveness of this locality the interesting study has risen for creation of purpose, comfort and quiet housing named Rovinka - New Centrum. The concerned land involving 3 hectares area is situated directly in the heart of the village, which offers complex infrastructure to its inhabitants starting with accessibility to the capital without car, through medical care and schools facilities for children and finishing with romantic dinner in the environment of local restaurants.

Attention paid to light and ecology as well

Maquires Development, s.r.o., developer well-known maker of the elaborated study, came with the proposal to joint needs of housing to one integer. The main motto of the project - besides ensuring housing mainly to young families - it also was to offer a family house for the price of a flat. Based on this idea the project of 15 semi-detached family houses lying in one street creating one project line arose at the beginning of year 2007. Their characteristic features are modern design, in spirit of which the entire locality is proposed and designed, and elements of high architectonic standard from the workshop of Ing. Arch. Petra Hriňa. The semi-detached houses with the living space from 105 to 135 m² are designed like individually staying, involving two housing units, respecting needs of maximal privacy. The only common part - the central bearing partition is made from acoustically impervious - the so call acoustic blocks. The division fence divides outside entrances. The parking place belongs to each house in the frame of its own land, which can has from 199 m² to 399 m², or the garage, which is a part of the house. It only depends on a particular client, which alternative he will prefer.

Stavební forum



Three bedrooms, a living room, a kitchen nook, two toilets, one bathroom and a room for a boiler is in each particular house. It is needed to point out significance of light and with it connected lighting of particular parts of a house by really interesting architectonic solution. Used building materials are classical -brick, wood with accent to ecology. Unthinkable parts of each family house ought to be a small garden. This aspect was also been remembered; therefore also a part of the land behind the house belongs to each house, which offers space for active or passive rest in the entire privacy. Connection of houses to all engineering networks, building which runs together with the zone building is a matter of fact.

Quality locality like the device

The building-up with first excavation works started in May last year. After introductory problems with harmonization of particular professions and works timing the project Rovinka - New Centrum realization already could start running entirely. „Today we have ready fourteen sharp buildings of family semi-detached houses from fifteen. The fifteenth had to stand off the place for administrative purposes, “ Branislav Molec Vagač, the chief of building, told.

Momentarily intensive building houses, engineering works, roads, pavements and public lighting run in the locality, which ought to be finalized till the end of September 2009 and consequently approved. Investors wants to avoid unpleasant experiences connected with „never-ending building“ in other localities, where particular builders, mostly private persons, are building their habitation several years, while others, which have already build-up, has to suffer unpleasant consequences related to housing near the building area. Also therefore this building is interesting for many clients. For the question of purchase ability and problems with real estates financing in the current world convulsed by the crisis the investor gave the clear answer: „Purchase of houses run according to assumptions. We selected quality locality - and this is huge device.“

Visualisation - Ing. Arch. Peter Hriň

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