

III Towers Project - the new view to Bratislava and housing in the city

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Last Friday the developer couple (which also has preparation of the South City and the administrative complex Emporia Towers in Petržalka on its account) announced: two of three towers of the residential complex have been approved. The new home is opening gates for the first 400 inhabitants by this. The newest press information also dissolved scuttlebutts about conservation of the third tower - works are ongoing according to the timetable and last 211 flats ought to be approved in summer. The advantage of III Towers is, that they entered the market in the time, when up-to-date housing in the European quality was not the mater of course in our country yet. „It filled in the gap in the market with above-standard housing by variegated palette of accompanying services, by range, exclusiveness as well as wide multifunctional intention, “ according to CG and QPG developers.

Not only the view is the bonus

The III Towers residential project is growing-up in the extended centre of Bratislava - in the New City municipal district. Strategic position, pleasant environment suitable for active rest, cultural or sports activities and wide offer of services connected with housing - its merits in eyes of developers look like that.

24 stories in three separate towers plus 211 up-to-date and flexible flats in each of them offer new opportunities of housing in various layout solutions involving areas from 40 to 220 m², but also the new view to Bratislava and the category of this, what carries the title comfort. Interesting terraces, loggias and large windows with lowered window breasts enable impressive view practically from each flat to the Bratislava panorama with the silhouette of the Middle-aged castle, the historical centre or hills of the Malé Karpaty (the Small Karpaty).

Premises in the business passage placed in the tie (banks, foot shop, cleaner's, florist's, pharmacy, three coffee shops, pizzeria, steak house, DVD rental, shoe-shop, PNS and two mobile operators) are going to start serving inhabitants of III Towers this summer. The developer prepared for entrepreneurs interesting bonuses and discounts for all services. All owners of new flats become the co-owners of fitness (one is situated in each tower) and the space for family celebrations (the family room).

Standard equipments of flats

The full casement with the half-groove embedded into the steel doorframe and wainscoting surface treatment with fire safety and safety attest create the entrance door to the flat of III Towers. Inner doors are on the base of wood involving ironwork made of stainless steel. Large-area laminated parquets (entrance hall, kitchen, living room, rooms) and ceramic floor tiles and wall tiles (WC, bathroom) will create floor constructions. The loggia is equipped with anti-sliding frost-proof paving. Aluminium windows with insulating double-glass will ensure acoustic absorption.

The heating source for the central heating system is provided by hot water supplied by the Bratislava heating plant with independent measuring and possibility to regulate heating. Preparation for air-condition is also not missing in each flat equipage, the noise-proof slot with ventilator in WC or bathroom, inter-flat dividing traverses from monolith of 200 mm thick ferro-concrete and lighting device in loggia. Kitchen furniture does not belong to standard equipment of the flat.

Inhabitants of the new house will can taste advantages of tree services in one package (triple-play) - fast Internet, digital television and telephone line from the same provider and upon more gainful conditions. All flats in the III Towers object are equipped with the most modern telecommunication services thanks the optical cable connection.

Business passage, services, surrounding

The III Towers complex is separated from the street by the green zone with park treatments and benches. The underground and first four aboveground storeys are common for all inhabitants (the business passage on the ground floor, the restaurant, the coffee shop and the pharmacy). Each of towers has its own reception with 24-hour watching service, which monitors the entrance and the common spaces by a camera system. The fitness centre and the common room on the fifth storey mouths into the rest residential park accessible exclusively for inhabitants.

Parking is provided on three aboveground storeys and in the underground (remote controlled garage gates). In each tower there are three high-speed lifts involving the loading capacity of 1 600 kg and 21 persons transport capacity with the bus collecting control of cabins. In case of electricity outage the emergency lighting and the evacuation lift are fed from the back-up power supply. Roofs of the towers are heat insulated (rock wool) and water insulated (plastic foils). The plate roof on the 5th storey will have green vegetation treatment.

Special bonus for future owners presents the surrounding of III Towers itself. The shopping-entertainment complex Polus City Center, the swimming pool Pasienky, the Kuchajda Lake or the sports and cultural centre NTC in its vicinity represents all what create attributes of the top quality city centre. Immediate vicinity of the football stadium, which requires entire closing Bajkalská Street for transport in case of more important football matches, can be considered be one minus of this locality. But again it is valid - disadvantage depends to whom. Enthusiasts of this sport can be its lifelong audiences directly from balconies or terraces of their flats.

Envious state in sold flats

The new domain of Bratislava became reality after three years of intensive building rush. The project, designed in the atelier of Ing. arch. Peter Moravčík in co-operation with the Chicago atelier Solomon Cordwell Buenz Design fulfils parameters of quality housing in the dynamic environment of the city by its up-to-date architecture as well as services in the businesses passage.

Others could only envy to the developer tandem CG and QPG the interest in flats in III Towers and actual state of sells. „From total number of 633 flats on 24 aboveground storeys above 523 have already been sold. Also in case of business spaces in the complex we can speak about extraordinary interest. We have already been rented 90 percentages of them,“ Petra Veselá, the marketing director of CG discovers the success. Three quarters of clients create Slovaks and 25 percentages are abroad clients according to the actual information of Jana Klúčiková, the executive director of Key2B agency.

Photo and visualisation - Cresco Group / Key2B

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