

# The apartment building in Bancíkovej Street - finally conflict free project at Ružinov

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It is undoubtedly the project of the 5-storied apartment building in Bancíkovej Street of the CEVA Invest investor, which will soon receive its birth certificate. Based on experiences that „everyone praises his feathers,“ to arguments of good transport accessibility, fast connection to the motorway, the general civic amenities and a quiet environment full of greenery is not needed to ascribe great importance. In the flood of competing projects its effects even like cliché. In which aspect is the new building in Bancíkovej Street in the municipal district Bratislava - Ružinov unmistakable and idiomatic?

## Three attributes of excellence

In the first by only 19 apartments, what is right enough in Bratislava relations so as to increase chances to their prospective owners of less noise, more intimate environment, greater cleanness in the common areas of the building and better neighbourhood level, without redoubtable anonymity or dispossession. Special noise-proof treatment of walls guarantees maximum mutual noise elimination of flat units and the highest degree of privacy, what also is, however, the merit of their sophisticated disposal layout on each floor.

As the additional antecedence of the project to be highlighted the high standard of realization - tiling and paving of a major Spanish manufacturer, sanitary Ideal Standard, Jacuzzi in the standard fittings for two roof penthouses (125.78 and 127.66 m<sup>2</sup>) with large terraces (per 115.90 m<sup>2</sup>) and other elements of the interior fittings of the top quality. The mission of the plasterboard on all the brick walls and the ceiling is to achieve their perfect plane surface and simultaneously serve to cover the heavy current and the light-current electrical power lines in your home. Special windows with three layers of glass prevent the escape of heat in summer and cold in winter, thus maintaining in rooms the constant temperature all year round. Also, the location of the kitchen area there is usually atypical.

Last but not least, the building embedding within the environment where construction is finally concluded, therefore, another potential building activity do not threaten there is added to the excellence of this apartment building in Bancíkovej Street. Adjacent small park with leisure and relaxation areas, an elementary school and walking routes guarantee absolute peace (of course upon the conditions, which nobody nowhere can guarantee: that to this site would not move galgans who usually embitter life to normal people).

## Emphasis on an open space

Despite the fact that the exterior of the apartment building in Bancíkovej Street savour on first impression as an office building (in particular by minimum broken facades, but also the use of glass and metal as building and expressive elements), it integrates organically and completely conflict free into the surrounding urban structures. Some consequences also results from it to its interior, not only on the level of the parterre, where the operation of trade and services are assumed, but also housing units, which are waiting for an atypical client with atypical expectations. More directly - its will especially appreciate followers of an interior design, to whom the architect apparently intentionally left free field to exercise their own creativity and the creative spirit. Generously designed apartments with emphasis on an open space providing unconventional solutions to their aesthetic and functional completion, where the conventional stereotype or „well-tried style“ has no place.

„It's one of the first opportunities in Bratislava, where the quality apartments are sold in the finished building. Candidates can view them, tread on them and actually evaluate whether they comply. So far, majority of apartments were sold for many years from "a paper" - what means from a design documentation and often even before the start of construction, "said for Stavebné fórum.sk Vladimir Krcho, managing the real estate company ATI - the member of the National Association of Real Estate Agencies of Slovakia (NARKS) and the representative of the investor in the sale of the project.

The last time developers seek, among other marketing and promotional activities, to draw attention to their projects at the stage just before completion, non-traditional ways yet. "Earlier, we have started preparing for the open days (on weekends) so that people in their free time to look at the flats with the whole family and I have to say that the involvement was really good. For the given location, we offer attractive prices, i.e. 1 660 € per m<sup>2</sup>, VAT excluded, what is 1 975 €, VAT included as well as other interesting bonuses, "explained Vladimir Krcho, which indicates the current status in selling to 30 percent. As he added, the house inspection decision and subsequent first residents moving into the new object in Bancíkovej Street is expected this summer.

Photo - author

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