

URBANIC - the urban housing project in the absolute centre

Author: SF / Juraj Pokorný | Published: 23.06.2009

The Dixie Sollaris, s.r.o. investor project has high ambitions. It will enrich the centre of Bratislava not only by an attractive housing, but also by a commercial area, office spaces, parking, services, or even the primary facility - Kindergarten (one of the conditions of the magistrate) embedded into the courtyard and roofed by the form of vegetation area with skylights.

Sophisticated orientation to peace

The new multifunctional object in the shape of the letter L is harmoniously integrated into the corner of Cintorínska and Klemensova Streets. Location in the eastern part of the Old City promises to get in the apartment of the future house URBANIC lucrative property in the most attractive locality, where everything is literally at your fingertips - TESCO store, Charlie's film club, popular rest zone Medická Garden, the Bratislava Puppet Theatre, numerous restaurants, cafes, but also hospital, school and other cultural facilities. Despite or perhaps because of that URBANIC is based on the elements of autonomy by the investor information."

At first glance the multifunctional house does not offer any dramatic news. Comfortable living in 24 flats with various layouts and sizes associated with business and parking opportunities with the protected access to vehicles is today matter of fact for 90 percent of projects oriented to the comfort of residents and users. And yet URBANIC offers many feature points moreover. For example, the orientation of business premises so as to not negate the privacy and calmness of the living room in the house.

The main goal of the URBANIC project is to create an attractive housing on the third to the seventh aboveground floor in the southern and eastern parts of the house. Daily spaces (living and kitchen sections), 10 double-roomed, 9 triple-roomed and 5 four-roomed flats are deliberately oriented to relatively noisier Cintorínska Street. Night sections (bedrooms) are facing the south side - „back“ to the rush of the city and „face“ to the silence. In the flats on the 7th retrograde floor an impressive outlook to the town is opened at terraces.

On the built-up area of 1 400 m² and industrial 8 200 m² will be combined functions of retail (the 1st aboveground floor - 2 business premises), administration (the 2nd aboveground floor - 6 offices) and housing (the 3rd to the 7th floors - atelier + 24 flats) with the offer of parking places (61) and garage boxes (17) on three underground floors. URBANIC is ready to meet requirements of the customer segment, for which modern living in the absolute centre is of the number one priority.

Differentness and multifunction as a principle

The overriding architectural principle, according to the investor, was „ the reasonable and interesting solution of multifunction of the object“ linking housing and the multifunctional role. Substantial differentness of these parts reflects as the main theme in the solution of practically everything: the facade, interior and exterior spaces and orientation of flats to the cardinal points.

On the facades of the ground floor, the first floor and a part of the second floor, which are earmarked for services and administration, this functionality reflected to the transparent glassed surfaces. On higher - residential floors - the architects Jaro Hrivnák and Jozef Frajka designedly chose a compact, horizontal

facade. Segmentation in this contour line highlights the layout of individual floors. On the 7th floor there is used a different facade material.

Calculation of excellence continues: contrasts of glassed and full surfaces on each wall, horizontal balcony stripes meeting the function of sun breakers on the south side, coloured elements revitalizing and dynamiting the facade area. Each apartment has allocated its own identifying colour, which is manifested both in the interior colour solution, as well as in a fine reference on the facade of the house. The solution of the exterior promises that viewed from the street it will give the impression as if it is lower than in reality.

The living environment of the city, lining the current architecture with the semi-war Slovak modern architecture, reintroduction a man to the unman night centre - such motives led the authors of URBANIC - the architects Jara Hrivnák and Jozef Frajka - to the city house project. As for Stavebné fórum.sk confirmed Jozef Gazarek - the project manager of the Dixie Sollaris investor - the start of the multi-object URBANIC building is expected in the autumn of 2009 and its completion sometimes in 2011.

Visualisation - Dixia Sollaris

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