



NOVÝ ROHAN

NOVÝ ROHAN, Prague 8 – Karlín • The new neighbourhood is offering more than thousand exclusive flats at Vltava River in Karlín – the most popular and growing Prague city district
Developer: J&T Real Estate

J&T REAL ESTATE launches the sale of flats in NOVÝ ROHAN

Construction of the neighbourhood to begin next year

J&T REAL ESTATE launched the sale of flats from the first stage of its largest project, Nový Rohan, in Prague's Karlín district, which will cost the developer CZK 15 billion. The new neighbourhood, which will be built on four hectares of land according

to the urban concept of a city of short distances, will include more than a thousand flats, shops, services and a wide range of leisure options. J&T REAL ESTATE plans to start the construction of Nový Rohan at the beginning of next year.

The first stage includes 258 flats in three blocks of flats designed by the studios UNIT and KAAMA. "We will start with the construction from Libeň Bridge, on the corner of Voctářova and Štorchova streets. We have a zoning and planning decision for three towers and we are currently completing the building permit. The total investment costs, including the land of the first stage, will exceed three and a half billion crowns," stated Martin Kodeš, the CEO of J&T REAL ESTATE.

The prices of the flats range from 165 thousand to 200 thousand crowns per square



meter including VAT depending on the layout. On average, they reach 180 thousand crowns per square meter. **The blocks of flats** of the first stage are named **Vincent, Prokop and Barbora** after the patron saints of important Czech bells. It is a reminder of the turbulent moments in the history of **Rohan Island**. During the Second World War, bells confiscated by the Nazis from Czech and Moravian bell towers were collected here and then sailed to Hamburg to be converted into munitions in German factories.

The appearance of the buildings came **from an architectural competition**, in which the developer selected the designs of four domestic studios **LOXIA, UNIT, KAAMA, Under construction** and the internationally renowned Slovenian studio **Bevk Perović arhitekti**.

LOW-ENERGY HOUSING IN KARLÍN

The basic conceptual principle of **Nový Rohan** is a traditional block-building adapted for the 21st century so that the entire neighbourhood is easy to traverse and all the flats have high-quality lighting and **views of the green courtyard or the river**. One of the characteristics of a modern city of short distances is also a quality **public space**. The architectural concept will therefore allow free passage through the inner blocks to the **cycling path, river** and the future **metropolitan Maniy Park**.

The first phase blocks of flats will have **the highest low-energy standard** in categories PENB A (Barbora) and PENB B (Vincent and Prokop). The **photovoltaic panels** located on the roofs will contribute to the low energy costs. The **ecological management of rainwater**, which will serve to irrigate the **greenery around the buildings**, is a matter of course. Each parking spot will be ready for a wallbox, which can be installed at any time, not only as part of the client changes. Thus, Nový Rohan could be **100 per cent for electric vehicles**.



NOVÝ ROHAN, Prague 8 – Karlín – exclusive living at the Vltava River ■ Developer: J&T Real Estate

ATTRACTIVE FLATS INSTEAD OF OFFICES

The first phase of the project originally included three office buildings located along Rohanské nábřeží. “Seeing as this is not a good time for the development of office buildings not only in Prague, but all throughout Central Europe, we plan to replace them with a **residential function**. We excel in building offices and we know how to rent them in this location. The sale of finished buildings, however, is currently problematic. Institutional investors are not buying these days,” said Kodeš. “On the other hand, we have already seen **great interest in flats** during the pre-sales in the spring. At the same time, **the high demand for housing in this central location** is another reason for us to change. We have already started working on adapting the project,” Kodeš explained.

RUSTONKA WEST TO GO UP NEXT TO BANK

The developer has been working in the **locality of Karlín** for a long time. J&T Group’s first office project of the was the former J&T Banka headquarters in Florenc. In 2019, J&T REAL ESTATE completed the **Rustonka** office complex and a year later it completed the **new J&T Banka headquarters by the Invalidovna**

metro station. Then, in 2022, it finished the **Red Court** office building.

“Our long-term operations in the locality also means close **cooperation with the public sector**. We have historically built relationships with Prague 8 that we are developing further **with Nový Rohan** as well as with the **Rustonka West** project, which we are preparing on the land next to the current headquarters of J&T Banka,” stated Jiří Ochetz, a member of the Board of Directors of J&T REAL ESTATE. The **winning design of the Rustonka West office building with a retail street level** from the **architectural studio KAAMA** emerged from the **participation** with the Prague 8 district and the public last year.

The developer is also working with the city to build a **new elementary school on Rohan Island**. The city will be building a large elementary school right next to the **Nový Rohan project**, with Konsorcium Rohan contributing a total amount of CZK 650 million to its construction.

TRIO BRNO CITY NEIGHBOURHOOD

J&T REAL ESTATE is also preparing a project in Brno that is similar in size to Nový Rohan. The planned **new Trio Brno neighbourhood** is part of the **transformation of a large brownfield** known



NOVÝ ROHAN, Praha 8 – Karlín ■ Prodej nových bytů startuje letos v červnu, výstavba čtvrti začne příští rok ■ Developer: J&T Real Estate

„Dlouhodobé působení v lokalitě znamená také úzkou **spolupráci s veřejným sektorem**. S Prahou 8 máme historicky vybudované vztahy, které dále rozvíjíme **na Novém Rohanu** a také na projektu **Rustonka West**, který připravujeme na pozemku vedle nynějšího sídla J&T Banky,“ uvedl člen představenstva J&T REAL ESTATE Jiří Ochetz. Z **participace** s městskou částí Praha 8 a veřejností loni vzešel **vítězný návrh kancelářské budovy s obchodním parterem** Rustonka West od **architektonického studia KAAMA**.

S městem developer spolupracuje také na realizaci **nové základní školy na Rohanském ostrově**. Přímo v sousedství **projektu Nový Rohan** vybuduje město velkou základní školu, na jejíž výstavbu přispívá Konsorcium Rohan částkou celkem 650 milionů korun.

MĚSTSKÁ ČTVRŤ TRIO BRNO

Podobně rozsáhlý projekt jako Nový Rohan připravuje **J&T REAL ESTATE** také v Brně.

Chystaná **nová čtvrť Trio Brno** je součástí **proměny rozlehlého brownfieldu**, známého jako Jižní centrum. **J&T REAL ESTATE** vlastní čtyři hektary území **mezi ulicemi Opuštěná a Trnitá**. Projekt Trio Brno zahrnuje **ve dvou etapách dohromady 28 budov**, **většina** z nich bude **rezi- denčních**. V této nové čtvrti by tak v budoucnu mělo pracovat přes pět tisíc lidí a bydleť by jich tu měly zhruba dva tisíce.

„Podobně jako na Novém Rohanu navrhuje zde domy **pět architektonických studií**. Zásadní ko- ordinační roli plní brněnské duo architektů **Burian Křivinka**, které se podílelo i na urbanistické koncepci území **Jižního centra mezi stávajícím a nově plánovaným nádražím**,“ doplnil Ochetz. Na urba- nistické studii spolupracoval také světově **uznáva- ný urbanista a krajinařský architekt Američan Mark Johnson**. Developer získal loni v létě pro Trio územní rozhodnutí na první etapu a do konce letoš- ního roku předpokládá vydání stavebního povolení. **Výstavba by pak mohla začít v příštím roce**.

as Jižní centrum. **J&T REAL ESTATE** owns four hectares of land here **between Opuštěná and Trnitá streets**. The Trio Brno project comprises **28 buildings in two stages**, most of which will be **residential**. In the future, more than five thousand people should work in this new neighbourhood and there should be about two thousand living there.

“Like in Nový Rohan, the buildings here are designed by **five architectural studios**. The local Brno pair of architects **Burian Křivinka**, who also participated in the urban concept of the entire **Jižní centrum territory between the exist- ing and newly planned railway stations**, fulfil a crucial coordinating role here,” added Ochetz. The **world-renowned urban planner and landscape architect Mark Johnson** also co- operated on the urban study. Last summer, the developer received the zoning and planning decision for the first stage of Trio and it expects the building permit will be issued by the end of this year. **Construction could then start next year**.