

# Ostrava: Frydek-Mistek

Completion: early 2009

Number available: 33

Reservations: asap! Massive demand for this 'Buy to Let' star.



A 'Buy to Let' supernova situated on a Renaissance square? Yes its true. Although the Ostrava 'Buy to Let' phenomena and capital growth stories have fuelled UK Property Investment firms insatiable demand ,this is even better than that!

Rental yields of up to 12 per cent possible due to massive shortage of rental capacity in Ostrava-Frydek-Mistek. The newly built Hyundai plant has fuelled rocketing rental prices.

Rental yield: to 500kc M2 approx 12 per cent.

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- **unique location** - in the historical centre of Frýdek
  - original architecture enhanced by „**genia loci**“
  - only 200m from Frýdek Square
  - only 100m from Frýdek Castle
  - only 100m from shopping centre
  
  - excellent access to **public transportation** - 150m away
  - large **spacious apartments** - up to and greater than 200m<sup>2</sup>
  - terrace or balcony standard
  - **small gardens** for some ground floor apartments
  - underground **parking**

Details:

**Urban concept:**

The project completes a block in the Heritage Zone of Frýdek. The buildings are bordered by Na Blatnici Street to the north, Na Půstkách Street to the south, Hluboka Street to the west, and by a new road link to the east that joins Na Blatnici and Na Půstkách.

The project also integrates an existing stone wall with respect to the Town's urbanism, and works with existing building height limitations.

The location of the site near the historical town centre, along a pedestrian path linking the square with the new Kaufland shopping centre, and the surroundings in general, called for the creation of two residential buildings with an inner block that are easily accessible by foot.

Known as Building A (3-floors) and Building B (4 floors), with service road and paved inner block.

**By foot or by car:**

The site will be connected to Na Blatnici Street in two ways; Hluboka Street and the new connector road between the residential buildings and the Secondary School. The reconstructed Na Půstkách Street will be paved and turned into a one way street.

The site itself will have ample underground parking (23 and 26 underground parking places respectively), with additional parking available in front of the neighboring secondary school. There will be a paved pedestrian zone and an interior block with access to the handicapped.

An existing stone wall with sidewalk, stairs and recessed lighting will form a sound barrier from Na Blatnici Street and will complete the pedestrian link to the site.

**Architectural design:**

The project consists of two buildings, each with one underground floor. The angled roof creates a feeling of block construction, glass surfaces enhance the relationship of each individual flat to its external surroundings, and the atypical façade of the buildings provide each flat with its own unique, personal feeling and spacious atmosphere.

Each building will have flats measuring from 47 to 118m<sup>2</sup>. The atypical design of the building, the underground parking, and the attractive address are made especially for those distinctive owners who want their residence to represent and complement them.

The two buildings will contain 33 spacious apartments. Each has its own terrace or balcony. Certain apartments on the third floor will have access to larger terraces. The buildings are to be made of classic building materials using the most modern technologies. The interior will be made using modern building materials with high parameters.

These residential apartments have all the attributes of modern living. Close contact with nature and the historical centre of the town, attractive views, high-quality architecture, good access to transportation, and quality infrastructure, allowing you to feel integrated with your surroundings and to live a full life in a quality environment.



App. No.	Category	Size (m <sup>2</sup> )	Terrace/Balcony (m <sup>2</sup> )	Front Garden (m <sup>2</sup> )	Total (m <sup>2</sup> )
1.1.A	2+kk	83,70	-	83,56	167,26
1.2.A	2+kk	82,70	-	34,28	116,98
1.3.A	1+kk	47,40	-	19,07	66,47
1.4.A	2+kk	101,90	-	48,30	150,20
1.5.A	2+kk	87,30	-	85,64	172,94
2.1.A	2+kk	83,80	15,10	-	98,90
2.2.A	2+kk	83,70	9,20	-	92,90
2.3.A	2+kk	89,50	9,20	-	98,70
2.4.A	2+kk	87,00	9,20	-	96,20
2.5.A	2+kk	89,10	16,50	-	105,60
3.1.A	2+kk	102,80	61,00	-	163,80
3.2.A	2+kk	85,50	9,20	-	94,70
3.3.A	2+kk	84,70	9,20	-	93,90
3.4.A	2+kk	118,40	43,20	-	161,60

1.1.B	2+kk	83,70	15,10	-	98,80
1.2.B	2+kk	82,70	-	120,61	203,31
1.3.B	1+kk	47,40	-	36,67	84,07
1.4.B	2+kk	101,90	-	87,77	189,67
1.5.B	2+kk	87,30	-	84,62	171,92
2.1.B	2+kk	83,00	15,10	-	98,10
2.2.B	2+kk	83,30	9,20	-	92,50
2.3.B	2+kk	89,20	9,20	-	98,40
2.4.B	2+kk	86,80	9,20	-	96,00
2.5.B	2+kk	88,70	16,50	-	105,20
3.1.B	2+kk	82,40	15,10	-	97,50
3.2.B	2+kk	84,60	9,20	-	93,80
3.3.B	2+kk	90,30	9,20	-	99,50
3.4.B	2+kk	87,90	9,20	-	97,10
3.5.B	2+kk	89,90	16,50	-	106,40
4.1.B	2+kk	102,20	61,00	-	163,20
4.2.B	2+kk	86,00	9,20	-	95,20
4.3.B	2+kk	81,00	9,20	-	90,20
4.4.B	2+kk	118,40	44,00	-	162,40